

## Business in Almádena

€1,250,000

Ref: BPA162-C



**SUPERB OPPORTUNITY – REDUCED FOR QUICK SALE!!!** Guesthouse offering 5 self catering apartments, a large family villa plus a 1 bedroom annex, a 300m2 warehouse with potential for conversion into further accommodation & a commercial section previously run as a garden centre.

This property offers a solid base to continue a fantastic family run business in a great central location; and providing the opportunity to transform / expand the current use into a larger self-catering rental business, a surf camp, a wellness resort, horse riding centre, rural tourism, or any other commercial venture. The location offers great accessibility - just off the N125, yet with an ideal south facing position, so screened and protected from traffic and road noise; yet also conveniently within walking distance to a local village and just 5 minutes from south coast beaches. The property currently hosts a Portuguese farmhouse that has been renovated, yet still retains its original character, a large sun terrace & swimming pool, an outdoor kitchen and covered dining terrace, a leisure and games area, a large double garage, all set within beautifully maintained gardens. The family villa hosts a generous lounge with wood burning fireplace, a separate dining room, a large fully fitted kitchen, a laundry and a guest's toilet. The top floor hosts 3 large bedrooms, a family bathroom, a private roof terrace and a big attic used for storage. The annex has independent entrance and hosts a lounge, a double bedroom and a bathroom. 5 self-contained apartments include a 3 bedroom unit, a 2 bedroom unit, a 1 bedroom unit and two Studios, all with open plan lounge / dining / kitchen. A warehouse of 300m2 divides the house & guesthouse from over 3 acres of agricultural land, and can be further developed. Additionally, the

### Property Features

- 12 Bedrooms
- 9 Bathrooms
- Construction Size: 1,019 m<sup>2</sup>
- Plot Size: 13,355 m<sup>2</sup>
- Fireplace
- Private Roof Terrace
- Annex
- Automatic Irrigation
- Solar Panels
- BBQ
- Swimming Pool: Private
- Borehole
- View: Country
- Well
- Parking: Private Garage