AMI 5418

## Business in Burgau

**€999,000**

*Ref: BPA208*










**Unique Mixed-Use Investment Opportunity in the Heart of Burgau with Stunning Sea Views**

Rare Opportunity in Burgau, Sea View Home with Business & Conversion Potential Located in the heart of the charming fishing village of Burgau, this exceptional 2 plus 1 bedroom property offers a rare opportunity to combine a beautiful private residence with a successful business. Just moments from the beach and surrounded by the village's vibrant atmosphere, this unique property presents an outstanding lifestyle and investment opportunity in one of the western Algarve's most desirable coastal locations. The ground floor is home to a highly regarded restaurant that has been successfully operating for many years and enjoyed by loyal clientele of both residents and returning visitors. Full of character and charm, the restaurant accommodates up to 32 guests, with a kitchen and bar area, storage facilities, and customer restrooms, providing a genuine business opportunity for new owners wishing to continue its success. The private living accommodation occupies the upper floors and has been thoughtfully designed to maximise comfort, natural light, and the property's elevated position within the village. On the first floor, there are 2 spacious double bedrooms, together with a versatile additional room currently used as as a third bedroom, which could easily serve as an office, a guest room, or a hobby space. All rooms benefit from air conditioning, while 2 well-appointed bathrooms provide convenience for both family living and visiting guests. The top floor is undoubtedly the heart of the home. Here, a bright and inviting open-plan living and dining area features a stunning vaulted timber ceiling and large windows, including floor-to-ceiling glazing,

### Property Features

- 3 Bedrooms
- 2 Bathrooms
- Construction Year: 2007
- Construction Size: 252 $m^2$
- Plot Size: 93 $m^2$
- Air Conditioning
- Fitted Wardrobes
- Solar Panels
- Top Floor
- Walking distance to amenities
- Double Glazing
- Walking distance to the beach
- Parking: Off Street Parking
- Private Roof Terrace