

Ref: R4958587

Price: 497,000€



 **8uzcar**

 **8**

 **1,171m² Build Size**

 **1,271m² Plot Size**

 **Pool: Yes**

HIGHLY SUCCESSFUL EIGHT BED ROOM BOUTIQUE HOTEL & RESTAURANT FOR SALE NEAR RONDA

Possibility to upgrade to 10 bedrooms and 10 bathrooms.

2 star hotel - classification by Junta de Andalucia , with all operational licenses in place.

Nestling on the edge of one of Andalucia's most popular and most visited villages , the unique " blue village " chosen by Sony to create a setting for the Smurf movies ! Visitors flood into this village all year around!

10 years ago an American/Spanish couple bought a little hostel & restaurant and transformed it into the charming, character property it is today...(Ask for More Details!)





UK +44 333 022 0135

Email: info@1casa.com

Web: www.1casa.com

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This historic old property oozes character, the restaurant is a hugely popular destination for the local people who use it to celebrate weddings, communion and any celebrations andalso for tourists visiting. The food served here is truly excellent, as part owner Ivan is a passionate and talented chef, who produces top quality menus.

The building design has been cleverly thought out to allow the hotel part of the building to be private from the restaurant.

A bourganvilla covered patio with cobbled floor leads hotel guests through antique wooden doors into the hotel reception . For hotel guests there is a private guest salon with wood burner for winter evenings. On the two upper floors are situated eight very large guest bedrooms, all with character features, such as wood beamed ceilings and wood burning stoves. All rooms are with en suite bathrooms and have access to outdoor terraces with super panoramic country views.

On the first floor there is a very large multi purpose room, which has been designed effectively as a studio for yoga or art exhibitions. This room is light and airy and has one wall fully mirrored which is perfect for yoga, but equally could be used for an type of group actively , or as a corporate meeting room .

Unusually for a village hotel, this property has a lovely walled garden with a full size swimming pool. The mature garden has wonderful mature trees and attractive areas for dining outside and sunbathing.

The restaurant and bar is almost a stand alone business , as it has a high revenue and is very much the heart of this village . The bar and café area, is divided into two parts . To one side is a very pretty " tea room " which has dressed tables, an open fireplace and a patisserie , serving delicious home made cakes and chocolates – a speciality of the chef. The bar area and front courtyard are popular for enjoying a drink and the views ! The main restaurant is to the rear of the property , a character filled rom with fireplace, beamed ceilings and a really special ambience of Andalusian charm .

To service all this is a fully fitted commercial kitchen with large storage areas.

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OWNERS ACCOMMODATION : On the first floor on the property and to the rear of the yoga studio is a very

spacious 2 bedroom owner's apartment . Offering a large open plan living and dining room with open fire

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