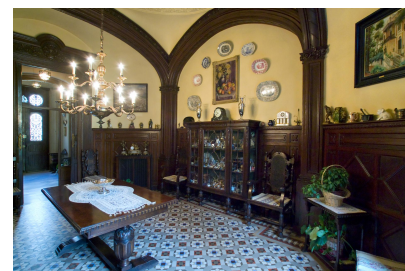


Ref: K 721

## A 19th century Manor House ideal for a boutique hotel in the old town ( 35 min from Alicante & beach)

Enquire



**Investment type :** For sale

**Property type :** Hotel

**Bedrooms :** 10

**Hotel area :** 695

**Country :** Spain

**Location :** COSTA BLANCA

**Condition :** Project stage

✓ Fireplace  
✓ Private quarters

✓ Garden

✓ Library

✓ Onsite parking

A manor house built at the end of the 19th century with great potential to turn it into a boutique hotel in the heart of the old town and close to the most commercial streets of the city, with unique architectural features. The property belonged to a famous composer who promoted the creation of the Spanish opera and all the details of the house have remained practically intact being meticulously taken care of.

The artistic trend in architecture of this construction is a mixture of elements from different styles and epochs of the history of art and architecture, which makes it really spectacular.

The plot has an area of 3.500m<sup>2</sup> and is located on urban land. The property consists of 695m<sup>2</sup> distributed on four floors and an inter-covered floor. Currently 10 of the rooms are used as bedrooms, but there can be a redistribution of the space inside and make more rooms with bathrooms and other spaces.

The ground floor (215m<sup>2</sup>) consists of five spaces and a bathroom, it has two entrances (one for the outside of the house and another by interior stairs from the first floor). Today some of the stays are used as storage, laundry, etc ... In its day it was the house where the peasants or conservators of the land resided. The first floor (plant of the lords) with 160m<sup>2</sup> is accessed by a staircase with two sections with a large oak door with two leaves. Upon entering we find a lobby from which you can access the rest of the rooms. The free height of the rooms is 4.15m. Currently the rooms are used as follows: a living room, a dining room, a living room (with a balcony to go out to the terrace), the kitchen, a small pantry and a toilet.

The second floor (160m<sup>2</sup>) of the house distributes is also distributed in six stays; two of which are a toilet and a bathroom. The rest are bedrooms.

The attic or the third floor (160m<sup>2</sup>) has six rooms and a room from which you can access the framing floor under the roof. The maximum height of 3.32m and minimum of 1.34m of this plant is due to the fact that the ceilings descend as they approach the wall of the façade.

In addition there is an extra space (175m<sup>2</sup>) independent of the main construction that is used as a garage and has more spaces that can be rehabilitated.

One of the peculiarities of the house is that its pavement is Nolla mosaic (individual tiles of different shape and color, small size placed one by one until confirming the desired geometric pattern). All the balconies and windows are confirmed by three elements: main windows, own window and solid shutters. The slate roof is perfectly preserved.

