

Ref: K1099

## A very charming riverside boutique BB or rental business around Ronda

**695,000  
EUR**



**Investment type :** For sale

**Price in Euros :** 695,000 EUR

**Country :** Spain

**Property type :** B&B

**Price in US  
Dollars :** 716,495 USD

**Condition :** Turnkey

**Bedrooms :** 9

**Hotel area :** 560

- ✓ Bar
- ✓ Private quarters
- ✓ Exterior swimming pool

- ✓ Fireplace
- ✓ Reception
- ✓ WiFi

- ✓ Garden
- ✓ Recreation facilities
- ✓ Internet in rooms

- ✓ Exterior dining
- ✓ Security installations

### **on hold till october 2024**

An immensely charming riverside boutique bed and breakfast/ wedding venue/holiday rental business. Recently reformed and re branded with the intention to create a flexible and diverse rural tourism enterprise.

Situated in an exceptionally pretty area of the Serrania de Ronda in Malaga province, alongside the River Guardiaro . The property sits within a very small hamlet.

Originally this property , which dates back to the turn of the century, was the village " Posada " The Inn , It was first converted into a 5 bedroom hotel and restaurant in 2000. Since that time it has changed hands several times and more recently ( pre covid ) had been rented out purely as a holiday home to large groups.

Now fully reformed and in excellent condition, the owners have left the door open for new owners to use the place in a variety of ways .

### **The house configures over three floors.**

#### **TOP FLOOR**

5 spacious guest bedrooms, each having a small sitting area, fitted wardrobes, en suite bath or shower room. The rooms have double height vaulted beamed ceilings , part exposed stone wall features. ceiling fans . All but one room has beautiful views of the river. At this level there is access to a roof terrace, styled as a Morroccan chill out area, which has some wonderful views to the river and countryside.

On this floor there is a laundry room and linen store.

#### **THE GROUND FLOOR**

street level and where the main entrance to the property is located, consists of the communal public rooms . A large living room with open fireplace and white washed beamed ceilings, a fully fitted bar area, dining area , professionally fitted kitchen and pantry Store. A cosy TV lounge/reading room , Two toilets , In addition there is a self contained 2 room suite with bathroom and dressing room & Small service kitchen. This Suite has a connecting door to the communal areas, and a private front door out into the street. This Suite has been designed so that it could be used as a private apartment for owners, or used as a luxury 1 bedroom suite.

At the ground level, there is access to a stylish interior patio/courtyard, which has a 7m x 3 swimming pool, sun terraces, shower, and two more storage rooms., two different dining areas and stairs up to the top floor Morroccan themed roof terrace,

From the main salon/bar there is access to a full length covered terrace, running almost the length of the property. This terrace has comfortable seating areas and dining area for up to 18 guests.

#### **LOWER GROUND FLOOR AND TERRACES**

A staircase from this terrace takes one down to the lower terraces , garden and river frontage . At this level is one of the most unique of features ! An water channel that forms a little stream, which runs the length of the property . Wood bridges connect to the three lower ground bedrooms , The ground floor rooms having en suite bathrooms and private terraces with direct access to the gardens. There are several spacious terraces , a built in BBQ area, which has a built in food preparation area with sink and cupboards. , Gas and charcoal BBQ's

This BB is also an ideal wedding venue for up to 60 guests ,

This is a turn key ready and operational business which can be taken in one of several directions by a new owner. Hand over training if required.

ALTERNATIVE OWNERS ACCOMMODATION. There is an option to purchase the neighbouring 1 bedroom cottage which has a 500m garden and pool. In our opinion, this is the ideal option for anyone intending to owner/manage the property as it give space and privacy and maximized profitability by retaining the Apartment/ Suite as an income generator. The cottage has been fully rennovated, It has urban zoning.