

Ref: G0129

## Unique and authentic guesthouse in the South of Morocco

**Enquire**



**Investment type :** For sale

**Property type :** B&B

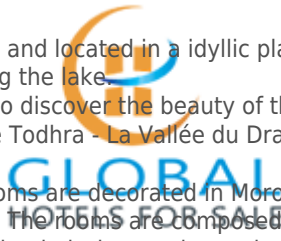
**Bedrooms :** 13

**Restaurants :** 1

**Hotel area :** 1600

**Country :** Morocco

**Condition :** Turnkey



Unique and authentic BB in the South of Maroc and located in a idyllic place on the edge of a Lake. Boasting a romantic garden with a infinity pool overlooking the lake.

The perfect location to start many excursions to discover the beauty of this area and visit La Vallée des Roses à Kelaa M'Gouna - les Gorges du Dadès - les Gorges de Todhra - La Vallée du Draa - le désert de Merzouga ou celui de M'Hamid.

There are 13 rooms including one suite. The rooms are decorated in Moroccan style and are equipped with air conditioning and heating, a balcony or terrace. The rooms are composed of a bed part and a Moroccan lounge area. The bathroom is of a decent size, equipped with a hair dryer, a large shower and a window lets in daylight. The suite has a fireplace, a television, a stereo system and a bathroom with a huge bathtub and a shower. All rooms have a private garden with a seating area.

The BB boast a lovely lounge with open fire for the chilly evenings and a dining room with a outside terrace where breakfast, lunch and dinner is served. You will also find a bar at the pool

Extra info:

- A 15m x 7m infinity pool + small pool for children
- Solarium.
- An air-conditioned dining room where you can taste our Moroccan and international cuisine.
- A bar/swimming pool facing the lake and breakfast table.
- A winter bar with lounge-fireplace and library, all air-conditioned.
- We have liquor license.
- A large screen TV room with TNT
- Free WIFI throughout the establishment
- People with reduced mobility are welcome.
- Private, free and guarded parking inside our property

accommodation capacity of 30 people, divided into Double, Twin, Triple, Quadruple Rooms, as well as a Suite. The double beds are 1.60m x 2.00m and the single beds are 1.00m x 2.00m.

**Private part:**

- an apartment of 400 m2 consisting of:  
3 bedrooms, 2 bathrooms, 3 toilets, 1 living room fireplace, 1 dining room, kitchen and back kitchen, office fireplace, terrace with lounge and barbec
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**For the Staff & other buildings:**

- A caretaker's house + 3 bedrooms
- A local buanderie with 4 washing machines
- A kitchen for the commercial
- A technical room
- A workshop

**PRICE:** 3.000.000 M euro (negotiable) - possible to buy the business (fond de commerce) for 1.8 M and monthly rent the house for 2.500 euro month