

Ref: G0159

## A Unique Boutique Retreat - Hotel surrounded by nature close to Granada

1,250,000  
EUR



**Investment type :** For sale

**Price in Euros :** 1,250,000 EUR

**Country :** Spain

**Property type :** B&B

**Condition :** Turnkey

**Bedrooms :** 12

**Price in US Dollars :** 1,470,588 USD

**Hotel area :** 560

### **Important: a current mortgage can be taken over !**

Located close to Sierra de Baza - 1 hour from Granada. 20 minutes from Lake Negratin which has a naturist beach and offers watersports in the summer months and the natural spa of Zujar just a stones throw away.

This Boutique retreat is the perfect place to relax and unwind. Hidden away in the countryside surrounded by nature and surrounded by 12.5 acres of land, this property has been renovated to a very high standard over the past four years paying attention to fine detail. A fusion of modern and traditional styles creating a boutique style. Original wooded beams through out, Central heating, the kitchen has been designed to cater for industrial use and boasts both gas and electric cooking, lots of cupboard storage and a central island, stainless steel preparation area.

This property has its unique style and acquired 5 star ratings.

The property is fully licensed with 2 sets of gates for access and exit and assessed from a tarmac road, the gardens are well stocked with mature plants and many seating areas to relax and enjoy the outside space

There are 12 bedrooms (5 are en-suite) and each of the bedrooms are designed differently to enhance the experience. You will also find:

- 1 office
- 1 store room
- 2 dining rooms
- walk in pantry
- 2 kitchens
- salt water pool (12 x 6) mts
- tennis court / outside activity area
- 2 garages
- 1 Barn
- natural spring water

Build size is approx 560 square meters + outbuildings 51 m2 that can be converted to useable space + Barn that can be converted to indoor activity area

At the back a garage can be converted to 2 further bedrooms / ensuite or you can connect both garages and make further private living space away from the hotel.

The business started in 2022 and is currently running at 75% occupancy. The rooms are let but we also have outside guests for dinners and afternoon teas of a traditional English style. There are currently bookings for retreats: Yoga, pilates, walking, painting, private functions). All this is generating extra income.

**Besides the 12 bedrooms, there are 2 extra bedrooms for private use.**

