

Ref: G0189

Lovely Hotel with restaurant located in the middle of a vineyard if the valley of Colchagua

**4,000,000
USD**



Investment type :	For sale	Price in Euros :	3,880,000 EUR	Country :	Chile
Property type :	Hotel	Price in US Dollars :	4,000,000 USD	Condition :	Turnkey
Bedrooms :	19				
Restaurants :	1				
Hotel area :	2000				

The Hotel is located in Santa Cruz, Chile. Santa Cruz is the busy yet rural capital of the famous wine producing valley of Colchagua where Chile's best red wines are grown. The hotel is surrounded by vineyards of which 3,3 hectares (33.000 square meters) are our own and the rest belongs to the winery next door. We are just a short walk from the town of Santa Cruz and 2 hours drive from Chile's capital Santiago.

We bought the vineyard in 2007, started to build in 2009 and opened the hotel in January 2010. The restaurant was added in 2017. We employ 20 people, all locals.

The hotel has 18 big standard rooms (24 square meters plus balcony) and 1 master suite (double size). All have private bathrooms and a balcony facing the Andes mountains. Oak floors, television, wifi. The hotel contains a big lobby/reception, a living room with a fireplace and another large room which is used for different purposes. The staff quarters have a kitchen, bathrooms, laundry and lots of space for storage. We have a garden/park with lots of fruit trees and flowers. A pool with a sundeck in the midst of the vineyard plus a large car park.

Our restaurant is connected to the hotel and has room for 160 guests. There is a large bar and 2 well-equipped conference rooms (one for 80 persons, another for 20), a garden terrace, bathrooms and an industrial kitchen. Everything is surrounded by vineyards.

The property is 33.000 square meters and the buildings take up 2.000 square meters so there is plenty of space to expand and/or build a home for the new owners. Right now the remaining 31.000 square meters are garden and vineyard with Merlot grapes. We harvest between 24.000 and 28.000 kilos a year. We have a very recent evaluation report from a professional company that has assessed building materials, value of the property, etc. Available upon request. We have a score of 8,9 in [Booking.com](https://www.booking.com). Annual occupancy around 53 per cent (minus the covid years when we had to close for 18 months). We have many corporate events, weddings and team building. High season is from September to May. There are 3 other restaurants within walking distance, 2 of which are in the same vineyards. The sale is turn-key. We are selling the company. Asking price: 4 million USD

