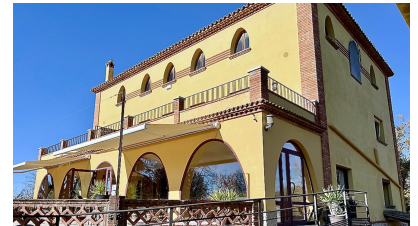


Ref: G0191

## B&B in the middle of a Olive grove and with option of a caravan park, Priorat region

**990,000  
EUR**



**Investment type :** For sale

**Property type :** B&B

**Bedrooms :** 0

**Restaurants :** 1

**Hotel area :** 878

**Price in Euros :** 990,000 EUR

**Price in US Dollars :** 1,020,619 USD

**Country :** Spain

**Condition :** Turnkey

An exceptional opportunity in the prestigious Priorat region: a historic establishment renowned for its excellence in wine tourism and gastronomy, offering interesting growth potential in a thriving luxury destination.

This is a charming B&B and brasserie farmhouse located just 1.5 km from Falset, nestled in a picturesque natural setting surrounded by olive and walnut trees. Situated in the Priorat region—one of Spain's most prestigious wine areas—it offers a restaurant that showcases locally sourced products cooked over an open grill, as well as tourist accommodation that seamlessly blends comfort and tradition. With significant development potential, the property also presents the opportunity to obtain a 2-star hotel license and expand its services to offer a caravan park, to cater to the region's growing tourism market. The current restaurant can be maintained by the new owners, outsourced, or closed and using the kitchen exclusively for preparing breakfasts for B&B and caravan guests.



**LOCATION:** Situated within the prestigious Priorat Designation of Origin, a thriving hub for international wine tourism. Its proximity to the Costa Dorada, renowned for its stunning beaches and major cities, ensures excellent connectivity via fast roads.

#### Property Overview

##### History and Evolution:

The farmhouse was built in 1900, refurbished and converted into a restaurant in 2003, and expanded in 2018 with the addition of tourist accommodation.

It is currently registered in the Tourism Registry of Catalonia as a Tourist Housing and has a project ready to present to obtain the 2-star Hotel license. Conversations have been initiated with the local town hall, to develop a caravan park. The local authorities are positive to this type of activity as an added feature to the region.

- Total area: 57,431 m<sup>2</sup> (6 hectares).
- Built area: 878 m<sup>2</sup>.
- Cadastral references: two registers.

##### Cadastral Information:

- 4.44 ha (44,431 m<sup>2</sup>): Olive grove (17,000 m<sup>2</sup>), pine forest (1,500 m<sup>2</sup>), walnut trees and riverside trees (22,000 m<sup>2</sup>).
- 1.3 ha (13,000 m<sup>2</sup>): Rustic land and pastures.

##### Distribution of the land:

- Freshwater spring, well and two ponds with a total capacity of 70,000 liters, guaranteeing reliable supply even during droughts.
- Electricity from the grid, septic tank and propane gas tank.

##### Facilities and Services

###### Main Buildings

Primary farmhouse with four levels.

- Ground floor: Storage rooms and a separate studio.
- First floor: Restaurant with professional kitchen, and three dining areas.
- Second floor: Five double bedrooms with private bathrooms, air conditioning, shared kitchen, staff bathroom and storage room. Two bedrooms have large terraces and one has a fireplace.
- Third floor: 145 m<sup>2</sup> open-plan space with windows to all winds, ideal for building five additional en-suite bedrooms.

###### Other buildings:

- Garage divided into a brasserie and a storage area.
- Newly constructed building for garden and nursery work, equipped with electricity and water.
- Pond supplied with spring water.
- Dilapidated house/stable with electricity and gas connections.

##### Restaurant Capacity:

- Indoor dining room: 40 people (60 at banquets).
- Terraces:
  - Pergola: 40 people.
  - Porch: 20 people.
  - Stage: 20 people.

##### Other spaces:

- Garden with children's play area.
- Paved and illuminated parking with capacity for 30 cars.
- Building for showcooking and calçotadas with barbecue and professional equipment.
- Greenhouse and water storage.

##### Development Potential

- 2 Star Hotel License: Project available.
- Additional accommodation: Space to build five more rooms.
- Motorhome reception area: Under development.
- Expansion of services: Events, eco-tourism, and expansion of gastronomic activities.

##### Competitive Advantages of this hotel:

- Cultural Asset of Local Interest.
- Sustainable resources: Organic oil production, producing orchards, and reliable water.
- Prime location in Priorat, one of the main wine regions in Spain.
- Infrastructure ready for expansion and diversification.

- Average occupancy of the accommodation: 70%. Annual profit margin between 17.2% and 18.5%.
- Additional data will be provided in the event of a qualified interest.
- Current team:
  - Two full-time workers.
  - Two part-time workers.
  - Two self-employed or partners.

Price: €990,000, excluding applicable taxes, notary, registration, and legal fees