



## Hotel for sale in Lorca, Murcia

625.000 €

Referentie: RRS17737 Slaapkamers: 8 Badkamers: 8 Plotgrootte: 180.000m<sup>2</sup> Perceelgrootte: 540m<sup>2</sup>





## Alto Guadalentín, Lorca

This beautiful Farmhouse is located a 10 mins drive from the picturesque town of Velez Rubio, Almeria and the bustling town of Puerto Lumbreras in the countryside. - Hospederia Rural (Hotel Licence)

This stunning 7 Bedroom, all with Juliette Balconies, 6 Bathroom farmhouse, with 1 bedroom self-contained flat and with Hospederia Rural license in place, is the most perfect property to start that dream business in the sun.

The farmhouse is situated on 18 hectares (44 acres) but even though this property has a vast amount of land, the land is natural landscape and the only land that is needs to be maintained is the immediate section surrounding the property 1000m2 approx. Which is mainly tiled and patios. So, you have all the land you could want with easy maintenance. Giving you stunning countryside views and mountains.

There is a 1 bedroom, 1 bathroom, Fitted Kitchen, self-contained flat with open plan living and dining room. this again is finished to a high standard with a stunning pool view and countryside. At present the current owners are operating an enduro bike tours business from the premises. But this property could be run as a hotel, BB, or a Equestrian Trekking business - the stable is currently being used to house the enduro bikes but could be easily converted back to stables for the Occa License to be obtained.

This Farmhouse has so much to offer, the Farmhouse has been renovated to an extremely high spec and the property also comes fully furnished with the exception of personal items.

The furniture is all high quality and the attention to detail is superb. All of the bedrooms have their own ensembles, with mains towns water to the property, the farmhouse also has its own 32000l water tank with pump that is filled by the mains town water supply and feeds from the water tank in to the farmhouse allowing for all the bathrooms to be used at the same time without losing any pressure.

There is Oil Central heating with radiators fitted throughout the farmhouse, 2 Log burners, Mains Electricity, Mains Water, Double Glazing, Office, Storeroom, Commercial Kitchen, outbuilding/ Garage, workshop, shed, Septic Tank, boiler room with 8000l oil tank, BBQ Area, and A stunning Bar area and Dining room with log burner and central heating. the list goes on.

Outside this beautiful farmhouse there is a stunning pool area, the swimming pool has been refurbished, the pool is 12x5m and has been refurbished to be more child user friendly with the shallow end being 0.6m and the deep end 1.3m. The pool area is patioed with shower and the views surrounding the pool are breath taking. This property really needs to be seen to be believed and the opportunities that this property has basically ready to go to offer is amazing.

There are panoramic, country and mountain views from every aspect of this property from outside and internally from all the windows. The local town of Velez Rubio, Almeria is only a 10 min drive, the bustling town of Puerto Lumbreras, Murcia 10 mins drive offering main supermarkets, doctors, dentists, pharmacies, restaurants and bars, schools. The stunning historical city of Lorca is a 20 min drive, offering the home take away comforts and for spending that day out at the beach then Las Aguilas Playa is only a 35 mins drive also offering Restaurants, Shopping Centers.

The farmhouse is located in an idyllic position for easy access to all the surround towns and city giving you everything



you will ever need to run that stunning hotel, or BB Equestrian trekking business, what more could you ask for and it comes fully furnished with stunning décor.

You need to view this property to appreciate this opportunity.

### The Farmhouse

On the ground floor as you enter through the front door, you enter into a reception room with fireplace, on the right-hand side there is a living room which at present is privately used by the current owners, with fireplace and radiators for heating.

The door opposite the front door is the office and entrance to the commercial kitchen.

Passing past the fireplace to the left you enter into the stunning bar with open plan living, dining room area, for commercial use.

On this level there is a twin bedroom with patio and ensuite, which is accessible for wheelchair access.

Leaving this bedroom, you go upstairs on this level there is another 5 bedrooms all with ensuite, Juliette balconies and fully furnished. The Owners accommodation is also on the second floor with fitted storage and bathroom. From the owner's accommodation there is private stairs taking you back down into the office and the commercial kitchen

.Leaving the kitchen you go outside to a private court yard where you will find the oil tank the central heating, and the water tank which is filled from the mains town water. There is also another bedroom with ensuite bathroom which is currently being used as a storeroom for the owner's business.

Outside the courtyard. You enter into another courtyard which has its own entrance from outside and this is the entrance leading upstairs to the self-contained flat. The flat is again decorated to a high standard, with stunning views of the pool and countryside from the window.

Leaving the courtyard, you go outside to the stunning patioed areas surrounding the farmhouse. There are stairs leading down to the Stable/Store garage for the owner's business.

To the left-hand side of the farmhouse there is a pretty sitting area, with BBQ and Infront of the farmhouse going down the steps to the stunning pool area. The views overlook the countryside and mountains.

going down the steps to the stunning pool area. The views overlook the countryside and mountains. Finishing off this amazing property



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## Kenmerken:

reformado  
store room  
water heating

garden  
Garage  
kitchen furnished

Air Conditioning  
furnished  
rooms individually heated