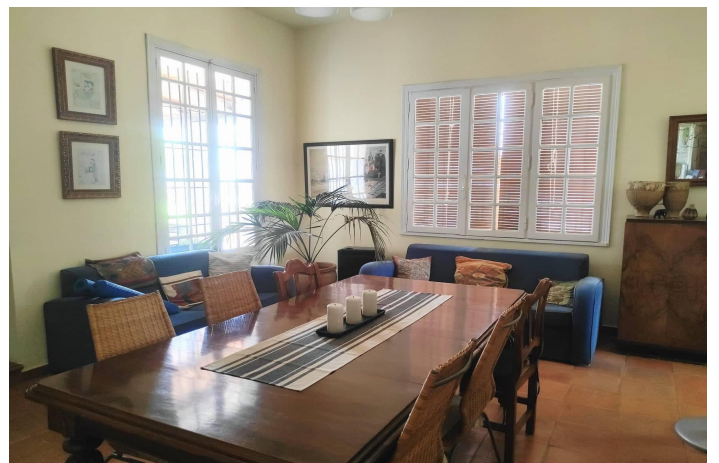
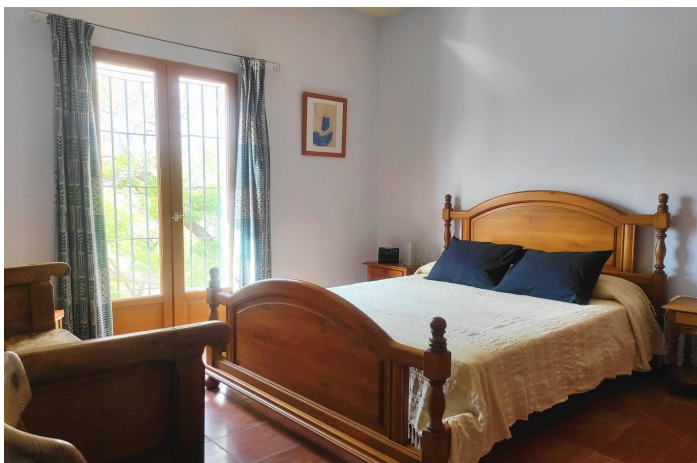
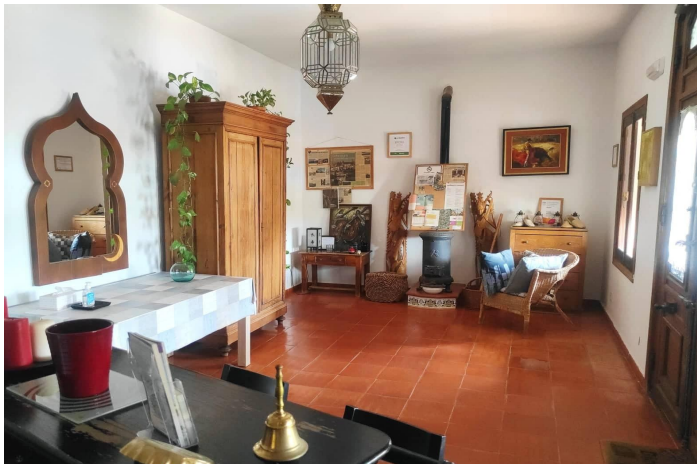




## House for sale in Álora, Álora

1,300,000 €

Reference: RS17760 Bedrooms: 7 Bathrooms: 6 Build Size: 1,009m<sup>2</sup>





## Valle del Guadalhorce, Álora

Bed Breakfast in Alora, Malaga for sale with 7 bedrooms, 3 bathrooms and large swimming pool €1,300.000

Bed Breakfast in Alora, Malaga for sale. An exceptional opportunity to purchase an already successful, ready-made business close to Alora. Offering accommodation for up to 13 guests across 5 separate guest units, the guest house has an enviable reputation and is in a superb location with great road access, It is surrounded by olive groves and has spectacular views to historic Alora Castle and the whitewashed pueblo, Guadalhorce Valley and Sierras beyond. A ready-made, quality, guesthouse in Alora, Malaga. The imposing property (originally built more than 200 years ago) was extensively refurbished in 2000 to become the successful BB that it is today. The current owners have run the guest house for the past 15 years. The buildings and grounds tastefully reflect Andalusian style with natural stone pathways, brick edged terracotta terraces, arched windows and traditional ironwork.

**Two Studio Apartments** (each sleeping 2 people) Separate from the main house, each studio apartment has a double bed, corner kitchen, shower room and its own private wrap around terrace.

**A Two Bedroom Family Apartment** (sleeping up to 5 people) The two bedroom family apartment is accessed via external terracotta edged stairs to the first floor. The apartment has a large open plan lounge with kitchen diner and arched feature window overlooking the gardens towards the whitewashed town of Alora, which floods the accommodation with light. There is a double bedroom overlooking the gardens and pool terrace below and a second large family bedroom, currently set up with three single beds, with impressive floor-to-ceiling french doors onto a curved feature balcony. Both bedrooms have fitted wardrobes, A family bathroom completes the spacious two bedroom apartment.

**Double Room** (sleeping 2 people) Also accessed via the external stairs to the first floor is the Double Room. The room has fitted wardrobes and lovely views towards the mountains. It has its own private en suite bathroom.

**Large Suite** (sleeping 2 people) Returning to the ground floor, there is a further large guest suite. This double aspect suite was refurbished in 2020 and has a huge bedroom/lounge area and modern fully tiled en suite bathroom with walk-in rainforest shower.

**Owners Accommodation** The back of house facilities include plenty of storage, a large office, kitchen, spacious laundry room, owners lounge, double bedroom and private bathroom.

**features of this guest house / BB in Alora, Malaga.** Parking 7 Bedrooms 6 Bathrooms 1.009M<sup>2</sup> build 17.503M<sup>2</sup> plot 10 x 5 meter swimming pool Fully Licensed Operating. For sale as a going concern, the sale price includes all furnishings, fixtures and fittings as well as all rights to the business, its name, online assets (website, social media etc) and licenses.

**Opportunity.** The current owners offer breakfast for guest and there is the opportunity to further extend the food beverage offer. Currently, the majority of bookings are generated through word-of-mouth and returning guests. There is the opportunity to increase occupancy levels by making use of the large online accommodation marketing platforms.



## Features:

garden

Buen estado