



## Finca - Rural Estate for sale in Pinoso/El Pinós, Pinoso/El Pinós

524 995 €

Référence: R4293451    Chambres: 9    Bain: 10    Terrain: 1 300m<sup>2</sup>    Construite: 714m<sup>2</sup>





## Vinalopó Medio, Pinoso/El Pinós

Established Bed and Breakfast For Sale, inland Costa Blanca only 45 minutes from Alicante airport. The owners of this successful business now wish to retire and therefore are offering their business for sale. They will consider Rent to Buy Option too - enquire for more details. Casa Rural Ubeda has now been operating successfully for almost 16 years and has become established in the European holiday market. Clients come from all over the world and the business is included in the Valencian Tourist Board listings and therefore attracts the Spanish clients who just love it as a party weekend house and return again and again to celebrate various family events. Accommodation is very flexible with 7 themed letting rooms and a two bed owner accommodation, plus there is also a bodega/garage used as an office/store rooms with the potential to be converted into private accommodation for the owner, releasing the present owner accommodation for letting. The bodega room has two original wine vats and these could be made into a spa area with hot tub/sauna. Facilities include; in the main part of the house Entrance hallway, lounge with open fire place and TV/ reading area, toilet and laundry area, rustic style kitchen, dining room with cave feature, 3 double en-suite bedrooms on the lower level, stairs leading to 3 triple and 1 double en-suite bedrooms, (accommodating 17 persons), linen store, roof top terrace. Leading from the kitchen and lounge there is also an enclosed courtyard with BBQ and fountain feature. The owners accommodation comprises; Private enclosed courtyard leads to fitted kitchen with wood burning stove, stairs lead to Guest double en-suite bedroom, lounge with TV and Juliette balcony, large bathroom with feature glass wall, toilet, bath and walk in shower, huge Master bedroom with double opening windows leading to private roof terrace overlooking the garden and surrounding countryside. The private courtyard has a lovely quiet corner seating area, large BBQ and access to the large function room and laundry/paint store. Original external stairs lead up to the upper level, not used as present except as a decorative feature. Other facilities include, bar with seating area, poker room, games room with pool table and dart board, large function room, bar kitchen, mens and ladies toilets. Double rustic doors lead from the games room to the enclosed eating area which is completely screened to create a fly free eating zone. The bar and function room are only used for private parties and dinners. This area of the business is hugely underdeveloped and there is plenty of scope to develop this into a second business with a bar/restaurant/cafe open to the public, live music or quiz nights, conference rooms or retreat treatment rooms. There is also a laundry room with office space and a tool store. Entrance is via a large gravel drive with many ornamental features, dog kennel, original well, wood stores, tool store, and raised garden beds. The bar entrance has marble seating area and flower beds, tables, chairs and access to the landscaped garden. Within the fenced garden area there is a very large BBQ, large covered eating area, quiet corner seating and resting area, 2 pagodas providing covered seating area, rustic stone benches and seating, and clothes drying area. There are plenty of tables and chairs, sun loungers, and a 10x 4 swimming pool. The swimming pool has waterfall Jacuzzi attached with privacy wall and is set beneath two olive trees. The area around the property is quiet and peaceful countryside, with vineyards, almond and olive groves, and is ideal for creating a retreat, a rehab centre, care centre or other similar type business. The current business is extremely well established with a regular turnover and is generally fully booked each year from May to October with weekly holidaymakers, and the rest of year with weekend parties and Bed and breakfast guests.

**Property Details**  
714m<sup>2</sup> build  
1300m<sup>2</sup> plot  
Mains water, mains electricity  
Internet and telephone  
Open fire in lounge  
3 wood burning estufas (one in each of the following areas, owners accommodation, bar and function room)  
3 kitchens (main house, owners, bar)  
2 lounges (main house, owners plus bar lounge)  
7 letting en-suite bedrooms plus 2 in owners accommodation  
3 additional toilets (one in main house, 2 in bar)  
3 BBQ's (one in guest courtyard, one in owners courtyard and one in garden)  
Large function room, bar, poker room, laundry, games room with pool table  
Enclosed fly free zone, Laundry area and tool store  
2 courtyards (one guest, one private)  
Fully equipped and furnished

We are specialists in the Costa Blanca and Costa Calida specialising in the Alicante and Murcia Inland regions with a particular emphasis on Elda, Pinoso, Aspe, Elche and surrounding areas. We are an established, well known and trusted company that has built a solid reputation amongst buyers and sellers since we began trading in 2004. We offer a complete service with no hidden charges or surprises, starting with sourcing the property, right through to completion, and an unrivalled after sales service which includes property management, building services, and general help and advice to make your new house a home. With a



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