



## Hotel for sale in Estepona, Estepona

860 000 €

Référence: R4853122    Chambres: 6    Bain: 3    Construite: 316m<sup>2</sup>    Terrasse: 45m<sup>2</sup>





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## Costa del Sol, Estepona

FAMILY HOUSE BUILDING IN THE CENTER OF ESTEPONA WITH 3 FLOORS PLUS ROOF TERRACE.-

Magnificent family house located in the center of Estepona and just 500 meters from the sea and the new Estepona Promenade.

This property was initially a hotel, so its layout is perfect to convert this family house to its origins as a BOUTIQUE HOTEL. It has the exact characteristics and location as it is located within walking distance of all shops and restaurants and the sea is just 3 minutes walk away.

The family building consists of 3 floors plus an open terrace where 2 more bedrooms could easily be built.

The ground floor (126 m<sup>2</sup>) consists of an entrance hall and a huge living-dining room presided over by a large fireplace, ideal for a future reception area and breakfast room. Here we have a very spacious rustic style kitchen with breakfast and dining area with coal stove, something really innovative for a future hotel business.

1 very spacious bedroom with its bathroom.

The ideal is the central English patio located right in the middle of the living room and kitchen that gives an incredible light, full of wonderful flowers.

On the 1st floor (128m<sup>2</sup>) we have 4 bedrooms with bathroom, each and every one of the bedrooms has access to this English patio which creates a typical atmosphere of an Arab Riad Hotel. Obviously the bedrooms, with dressing rooms, are all spacious and very bright.

On the 2nd floor (45 m<sup>2</sup>) we have another bedroom with a fairly large bathroom because the spaciousness in this house is an important factor as it gives the option of multiple changes depending on the activity.

On the 3rd floor, we have a terrace with views of the town of Estepona, in which (17 m<sup>2</sup>) we can easily build 2 more bedrooms if necessary.

Currently the property consists of; 6 bedrooms and 3 bathrooms, where the terrace on the top floor of the building could easily be used to build 2 extra bedrooms. - The family building (which was an old hotel) consists of 3 floors plus a roof terrace (solarium).

It is ideal for a modernisation project, although it is in very good condition, as the construction is very solid, with great quality and in perfect condition. A boutique hotel for holiday rental would undoubtedly be the star activity, taking into account the large spaces, location and proximity to the sea.



## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Armoires ajustées  
Solarium  
Wifi  
Buanderie  
Restaurant sur place  
Près de l'église

### Vues

Montagne  
Panoramique  
Urban

### Meubles

Entièrement meublé

### Catégorie

Maisons de vacances  
Investissement  
Marchander

### Orientation

Sud

### Paramètre

Près du port  
Près de la mer  
Proche des magasins  
Près des écoles  
Ville  
Village

### Cuisine

Entièrement équipé

### Climatisation

Climatisation  
Cold A / C  
A / C chaud  
Cheminée

### Condition

Excellent

### Parking

Rue