



## Other for sale in Granada, Granada

145,000 €

Reference: RS20453 Bedrooms: 8 Bathrooms: 3 Build Size: 181m<sup>2</sup>





## Granada, Granada

Located in the heart of the Granada Geopark, this exceptional tourist complex offers a unique investment opportunity in the charming village of Castilléjar. Key Features

- Total area: 415 m<sup>2</sup> (181 m<sup>2</sup> habitable across three cave houses)
- Accommodations: 8 double rooms across three fully equipped caves
- Common areas: Spacious recreation areas, two barbecues, private parking, and a laundry room with industrial washing machines
- Outdoor space: 300 m<sup>2</sup>, suitable for parking or the potential addition of a pool
- Activities & Entertainment: Hiking, biking, water sports, and various outdoor adventures in the surrounding natural parks
- Strategic location: South-facing with stunning views of the Sierra de Baza, Sierra Nevada, and the Castilléjar River

The Cave Houses

- Cueva La Cuadra – Sleeps 4 (+2 extra beds) •2 double bedrooms (1 with a double bed, 1 with twin beds), both with fitted wardrobes and a bathroom •Bright living room with a fireplace and fully equipped independent kitchen
- Cueva La Lumbre – Sleeps 6 (+2 extra beds) •3 double bedrooms (1 with a double bed, 2 with twin beds) and a bathroom •Open-plan living room with a fireplace and a fully equipped kitchenette
- Cueva La Mina – Sleeps 6 (+2 extra beds) •3 double bedrooms (1 with a double bed, 2 with twin beds) and a bathroom •Spacious living room with a fireplace and fully equipped independent kitchen

Additional Facilities

- Laundry room (located between Cueva La Lumbre and Cueva La Mina) with two industrial washing machines
- Storage rooms (for linens, towels, cleaning supplies, firewood, and extra beds)
- Two shared barbecues in a covered porch area for guests to enjoy outdoor dining
- Private parking with ample space and the potential to add a swimming pool

A Thriving Tourism Business This registered rural tourism complex, officially listed with the Ministry of Tourism of the Junta de Andalucía, has an outstanding reputation, boasting a 9.8 rating on Booking.com. With the growing demand for authentic rural tourism, this property presents an excellent investment opportunity

Prime Location & Accessibility

- Situated within the urban area, yet secluded in a quiet, no-through-traffic neighborhood
- Sun-drenched south-facing aspect with panoramic mountain and river views
- Convenient access to local attractions, restaurants, and outdoor activities
- Castilléjar is a lovely little unspoilt village with beautiful surrounding scenery - the spectacular badlands, the Jabalcón mountain and Baza and Granada mountain ranges. It has all the usual facilities as well as a market on Saturday mornings.
- There is a huge open air swimming pool in the adjoining hamlet of Los Olivos (5 mins drive by car) open during the summer months. A great place for outdoor activities, art and photography, etc.
- It is around 1h30 to the coast and just 40 mins/45km drive away from the beautiful Embalse de Negratin which has beach areas.
- The nearest airport is Granada which is approximately 1h35 drive away (125km), Murcia 1h55 (168km) then Almeria 2h (188km), Alicante 2h40 (240km) and lastly Malaga 2h40 (247km). Don't miss out on this unique chance—contact us today for more details or to schedule a viewing!