



## Detached Villa for sale in Almogía, Almogía

**599 000 €**

Référence: R5075527    Chambres: 6    Bain: 5    Terrain: 5 000m<sup>2</sup>    Construite: 431m<sup>2</sup>    Terrasse: 100m<sup>2</sup>







## Valle del Guadalhorce, Almogía

Unique opportunity: Beautiful Bed & Breakfast, in a breathtaking location and proven rental potential! **LOCATION** This highly finished B&B (400m<sup>2</sup>), about 40 car minutes from Málaga airport, is easily accessible for both domestic and international guests. The road to the B&B is paved and during the route to this B&B you already enter the atmosphere of Andalusia, with its distinctive mountains, olive, almond & fruit trees and several breathtaking views. The authentic white village of Almogía, with its Spanish charm, is about 5 car minutes away and offers many amenities, including restaurants & bars, local shops, a medical centre, schools, etc.... For adventurers, there are numerous possibilities, such as kayaking on the nearby reservoir and kilometres of hiking and cycling trails. The UNESCO natural park El Torcal is a short distance away and within 35 minutes you can be in the historic centre of Málaga! This exceptionally beautifully finished B&B, set in the middle of nature near Almogía, is a unique opportunity to buy and continue. **BED & BREAKFAST (B&B)** This B&B is fully operational, having built up good reviews, regular clientele and a good occupancy rate over the past 7 years. The entire B&B is being sold with contents, already scheduled bookings, the professional website and booking platforms as well as social media. The house has 3 floors. The B&B has 4 rooms equipped with good beds with ergonomic mattresses and pillows. All rooms are equipped with air conditioning hot & cold, private bathroom and balcony or terrace. There is one double room, two triple rooms and one double room with annexe and therefore the possibility of sleeping up to 5 people. Throughout the flat, the high level of finishing stands out and can be qualified as excellent. There is a large common room where the owner can receive guests for breakfast and dinner. There is a bar, breakfast tables and lounge. As the B&B receives guests all year round, there is the possibility to stay indoors and outdoors. The outdoor terrace is covered. This terrace also overlooks the swimming pool and garden. Behind this common area is a large storage area for products needed for operations. This space has a separate entrance for the supply of goods and water and electricity are available. The private area consists of a living room and adjacent kitchen, bedroom with bathroom en-suite, spacious room and a storage room. The private area has a private terrace, both front and rear. **OUTSIDE SPACE & SWIMMING POOL** Via an attractive wide staircase, from the terrace of the common room, you reach the pool area. The lower pool (11.5 x 5 metres) is heated with an ecological heating system and can be covered with a summer and winter cover. It is completely surrounded by an attractive terrace. On this terrace there are covered areas for sunbeds but sunbathers also have plenty of room to relax! Many nice Andalusian elements create the atmosphere and the views all around are beautiful! The area around the house has several terraces and a beautiful green and mature garden. The plot (5,000m<sup>2</sup>) is surrounded by the mountains that characterise the region, there are beautiful views and lots of privacy. The whole property is fenced. There is a path behind the pool that winds through the flat part of the garden. There is a small shed. This area is excellent for possible extension with alternative accommodation or the planting of a vegetable garden and fruit trees. **CONNECTIONS AND INSTALLATIONS** This property has the highly sought-after Licencia Primero Ocupacion (LPO), which means it is fully legally registered. The house is equipped with solar panels, there is fibre optic internet, city water and electricity are connected. In addition, the house is equipped with an ingenious water recycling system and a 20,000-litre underground water tank, so that every drop of water is optimally used. This classic B&B is now available and is being sold including website, reservation platforms. reviews and inventory. Turnover figures are available upon serious interest and proof of sufficient financial resources! Unique opportunity: Beautiful Bed & Breakfast, in a breathtaking location and proven rental potential!



## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Solarium  
Wifi  
Appartement  
Maison d'hôtes  
Buanderie  
Bar  
Barbecue  
Sous-sol  
Fibre optique

### Vues

Montagne  
Panoramique  
Jardin  
Piscine

### Piscine

Chauffé  
Private

### Jardin

Private

### Services publics

Électricité  
Eau potable

### Orientation

Ouest

### Paramètre

Proche des magasins  
Près de la ville  
Près des écoles  
Pays  
Pueblo de montagne

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé

### Climatisation

Climatisation  
Cold A / C  
A / C chaud  
Cheminée

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Private