



## Detached Villa for sale in Cortes de la Frontera, Cortes de la Frontera

995,000€

Reference: R5016382 Bedrooms: 9

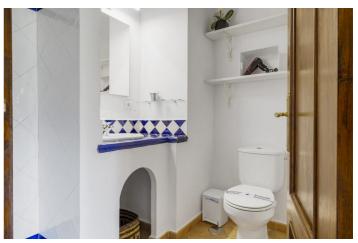
Bathrooms: 10 Build Size: 900m<sup>2</sup>















## Serranía de Ronda, Cortes de la Frontera

Casa del Río - Boutique Hotel in Andalucía's Golden Triangle (Marbella · Ronda · Sotogrande) A rare opportunity to acquire a boutique riverside hotel or convert it into an exclusive private residence with rental potential, set on the banks of the Guadiaro River, with direct rail and road access. The property 9 en-suite bedrooms (incl. an independent suite & 3 with river views ) Self-contained apartment with bedroom, kitchen & bathroom — ideal for owners/managers or premium guests Elegant lounge with fireplace, dining room with integrated bar, multiple sunny & covered terraces Fully equipped professional kitchen, reading/TV room, laundry facilities Private pool, BBQ terrace & landscaped gardens Just 2 min walk to the train station (Ronda-Algeciras line) and 40 min to the Costa del Sol Owner will redecorate façade & rear before completion Built 2001  $\cdot$  900 m<sup>2</sup> built  $\cdot$  3 floors  $\cdot$  560 m<sup>2</sup> plot  $\cdot$  Energy rating: E Destination appeal Los Alcornocales Natural Park - hiking, mushroom foraging & wildlife spotting Garganta de las Buitreras canyon - trekking & canyoning adventure Cueva del Gato - crystal-clear natural pool & summer swimming spot Cueva de la Pileta - prehistoric cave art & guided tours Historic scenic railway (Bobadilla-Algeciras, 1892) - slowtravel favorite through white villages Local gastronomy: Benaoján's artisanal cured meats, cheeses & authentic Andalusian cuisine Why it's a strong investment Turn-key boutique hotel with 9 suites + private apartment, pool & gardens on the riverfront Year-round demand: nature lovers, slow travelers, wellness retreats & small events Excellent access: walk to train, 40 min to Costa del Sol & Sotogrande, near Marbella & Málaga airports Flexible concept: boutique hotel, yoga/wellness retreat, event venue or luxury home with rental income Unique storytelling: river + canyon + caves + railway + gourmet culture → premium guest experience.





## **Features:**

Features Orientation Climate Control

Covered Terrace East Fireplace

Near Transport West Central Heating

Private Terrace Storage Room Ensuite Bathroom 24 Hour Reception Fitted Wardrobes

WiFi

Guest House Utility Room

Bar

Barbeque

Restaurant On Site

Near Church Basement Fiber Optic

ViewsSettingConditionMountainClose To ShopsGood

Panoramic Close To Schools

Country Country
Garden Village

Pool Mountain Pueblo Forest Close To Forest

PoolFurnitureKitchenPrivateFully FurnishedFully FittedGardenUtilitiesCategory

Private Electricity Holiday Homes
Drinkable Water Investment