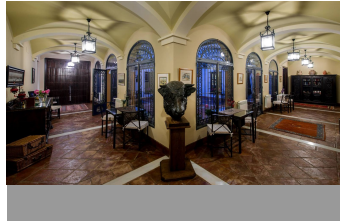


# ALL IN

real estates



## House in Villanueva del Rosario

Bedrooms **11** Bathrooms **10** Built **827m2** Plot **30182m2**

**R4765345**

**House**

**Villanueva del  
Rosario**

**1.180.000€**

SPECTACULAR CORTIJO JUST 35 KMS NORTH OF MALAGA CITY WITH SUBSTANTIAL PRICE REDUCTION The original building dates back to 1975 but was extended and became a private residence in 1987. The property was totally renovated and upgraded in 2012 to create the finest boutique hotel and wedding venue in the area. The main house comprises a large lounge and separate dining hall, both with impressive vaulted ceilings decorated in typical Andalucian style with Moorish influences and even a Jewish quarter. These rooms take up 2 sides of the internal courtyard with fountain used for breakfast and dinner in the summer months. On this level there are 5 ensuite bedrooms and suites all individually decorated with artworks and mainly antique furniture. Upstairs in the tower is a further large ensuite bedroom often used as a honeymoon suite. This room has a private balcony with stunning views of the surrounding mountains. On the lower level are 2 further bedrooms sharing a bathroom which are rarely used, a conference room and stunning bodega. There are 3 ensuite rooms in the courtyard converted from the original stable block, all individually decorated and named after Spanish artists. Due to health problems the hotel is currently closed but retains its Casa Rural licence. Prior to closing it achieved high ratings on Trip Advisor and Booking .com The extensive gardens and courtyards around the hotel give options for wedding ceremonies and the hotel has hosted several a year for the past few

years The house has no fewer than 5 terrace areas including a large walled garden area with feature fountain used for banquets and the pool area has an individually designed salt water pool, jacuzzi and bar area ideal for relaxing with a backdrop of magnificent mountain scenery offering fresh air and tranquility. The remaining 5 acres of land are devoted to a productive olive grove. The current owners planned to add 3 luxury yurts each with en suite bathrooms surrounded by the olives and the yurt bases and outline bathroom structures have been completed. Due to Covid this project was put on hold but we are advised that the town hall would approve its completion and the yurts are available by separate negotiation. The property has excellent road links to Cordoba and Granada as well as Malaga and is only 20 minutes from Antequerra, a town currently experiencing massive growth with fast train links to Granada Seville and Madrid. El Torcal, Caminito del Rey and the lakes of Iznajar and Vinuela are popular with visitors and very easily reached as are the beaches of the Costa del Sol and Costa Tropical. The surrounding countryside is a mecca for rural tourism, cycling either on or off road, walking and birdwatching on the doorstep and several horse riding establishments within a short drive. In addition to the amazing views there are opportunities to learn about the processes and traditions surrounding the production of olive oil. Villanueva del Rosario boasts an infamous rock climbing face with local guides available. The opportunities are endless for a new owner. The Cortijo offers the possibility to continue as a casa rural with the necessary licences in place, building on its already fantastic reputation, or could easily become an exclusive wedding venue, a gourmet restaurant with rooms, private rental villa or even a luxury home. Having created this unique property, the owners are now looking to retire which has been brought forward due to health issues. A large amount of furniture and fittings are included and some antique items and artwork are available by separate negotiation.

Hotel, Villanueva del Rosario, Costa del Sol. 11 Bedrooms, 10 Bathrooms, Built 827 m<sup>2</sup>, Terrace 300 m<sup>2</sup>, Garden/Plot 30182 m<sup>2</sup>. Setting : Country. Orientation : North, East, South, West. Condition : Excellent. Pool : Private. Climate Control : Hot A/C, Cold A/C, Central Heating. Views : Mountain, Country, Garden, Courtyard. Features : Covered Terrace, Fitted Wardrobes, Storage Room, Ensuite Bathroom, Jacuzzi, Bar, Double Glazing, Restaurant On Site, Basement. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex, Entry Phone. Parking : Private. Utilities : Electricity, Drinkable Water, Telephone, Gas. Category : Investment, Luxury.

Bar

Covered Terrace

Fitted Wardrobes

Storage Room

Bar

Double Glazing

Jacuzzi

Basement

Ensuite Bathroom

Restaurant On Site