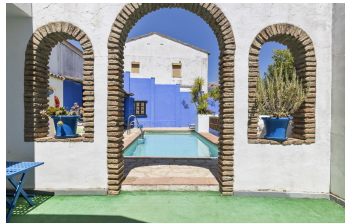


# ALL IN

## real estates



### Commercial in Cortes de la Frontera

Bedrooms	<b>9</b>	Bathrooms	<b>9</b>	Built	<b>560m2</b>	Terrace	<b>340m2</b>
<b>R4827964</b>		<b>Commercial</b>		<b>Cortes de la Frontera</b>		<b>995.000€</b>	

With a "Casa Rural" licence, this outstanding River view property offers outstanding potential as a charming B&B, boutique hotel, or restaurant. Tucked away in Andalusia's renowned Golden Triangle, this remarkable property is just 15 minutes from Gaucín, making it the perfect weekend getaway. Ground Floor Highlights: A grand reception lobby and entrance hall leading to a cozy snug area with a built-in bar. A spacious lounge with a fireplace, seamlessly connected to a dining area, both offering stunning views and access to a large covered terrace through multiple doors. A fully equipped professional kitchen with a cozy breakfast nook, utility room, and cloakrooms. Small office area and a TV room/library leading to a private sun terrace by the swimming pool. First Floor Features: Five spacious en suite bedrooms with built-in wardrobes, four offering breathtaking river views. High vaulted ceilings throughout, with a generous hallway that includes two storage closets and a laundry room. Direct access to a second sun terrace with steps down to the pool. Additional Living Space: A separate ground floor suite with a private entrance, offering a bedroom, bathroom, lounge, and kitchenette. The lower floor, accessible from the lounge's covered terrace, includes three more en suite bedrooms and a guest toilet. Location & Accessibility: Nestled in peaceful surroundings with stunning views of the river, countryside, and mountains. Just 40 minutes from the beaches of Costa del Sol. Conveniently located, only a 2-minute walk from the Estación Cortes de la Frontera train station on the Algeciras-Ronda line. This exceptional

property in Cortes de la Frontera offers a rare opportunity for luxurious living or a successful hospitality business.

Bar  
Ensuite Bathroom  
Storage Room

Bar  
Fitted Wardrobes  
Utility Room

Covered Terrace  
Private Terrace  
WiFi