ALL IN real estates

Commercial in Villanueva De La Concepcion

Bedrooms	**7**	Bathrooms	**7**	Built	**225m2**	Terrace	**100m2**

R5468215	**Commercial**	**Villanueva De La Concepcion**	**849.000€**

For Sale: Cortijo with B&B Business in Villanueva de la Concepción In the breathtaking landscape of Villanueva de la Concepción, we offer this unique and stylish Cortijo. This property combines the charm of a historic Andalusian home with a successful, fully operational B&B business, including an official rental licence. A dream location for both yourself and your future guests! Location & Accessibility The Cortijo sits in an elevated position, providing maximum privacy and a phenomenal view over the surrounding countryside. Thanks to the good, paved access road, you can reach Málaga and the international airport in just a 50-minute drive. Villanueva de la Concepción is situated just a few minutes' drive away. This authentic Spanish village has all amenities for daily use, including a 24-hour medical centre, schools, restaurants, and sports facilities. The Estate & Outdoor Area Upon arrival, an automatic gate opens to the stately driveway lined with beautiful cypresses. The layout of the property comprises: • Two charming tiny houses: Fully equipped with air conditioning, an en-suite bathroom, kitchen, furniture, inventory, and an independent septic tank. • Parking: A spacious parking area and a convenient carport for multiple cars near the main house. • Garden and relaxation: The outdoor areas of this property are beautifully landscaped. The property is a green oasis with various terraces. Everywhere you experience stunning views of the surrounding countryside. The spacious

swimming pool is the central point of the garden and has recently been completely renewed. For guests, there are various shaded terraces and a spacious bar! • Vegetation: The plot is full of fruit and nut trees. The annual olive harvest is taken to the co-op for the production of your own homemade olive oil. The Main House & Accommodation The property combines a rich historic ambiance with recent, complete modernisation, resulting in a comfortable and tastefully finished home in top condition: • Communal area: Upon entering, the beautiful entrance and the communal area immediately stand out. Thanks to convenient glass curtains, this space can be used optimally all year round. • Main residence: A very spacious, user-friendly kitchen-diner equipped with every conceivable built-in appliance. Adjacent is the generous living room with a fireplace and authentic classical features. There are also two bedrooms with en-suite bathrooms in the main building, giving you the choice to use them as private rooms, while they also have all the facilities to receive guests. • Guest accommodation: The three guest bedrooms are spacious and comfortable, all three featuring their own private entrance. They are characterised by various authentic details. There is air conditioning and heating, and they all have their own luxury bathroom. These guest rooms all have a private entrance from the terrace. • Utilities: Water, electricity, and internet are connected. Hot water is supplied by a solar system. Acquisition & Transaction: • Asking price property: €775,000 • Asking price B&B: €75,000 (Please note: the asking price excludes the mandatory takeover of the complete inventory of the main house and B&B rooms, garden furniture, website, active Booking.com account, and already received ?bookings). • ?Total ?asking ?price: ?€850,000 A unique property ?in ?first-class maintenance condition and ready ?immediately for ?a flying ?start ?to your business and ?a ?wonderful ?life ?under ?the ?Spanish ?sun!

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Guest Apartment
Guest House	Private Terrace	Sauna
Utility Room	WiFi	