



1,500,000 €

## Ref: SVP1650

Running Bed & Breakfast with 10 bedrooms, 11 bathrooms, pool and garden. Fully equipped, furniture, linen etc included. Located near Tavira, you can be in Spain in 35 minutes and at the airport in 40 minutes.



468sm



1200sm



10



11



YES

This running Bed & Breakfast is located just 3 km from the city Tavira.

The entrance leads you into the reception area which extends into the lobby with fire-place. In this area is are two guest toilets of which one a large guest toilet, offering space for people with reduced mobility. The property is fully equipped with air-conditioning.

From the lobby two hallways lead you to the guest bedrooms.

Going down the hallway adjacent to the guest bathroom, you have 4 bedrooms all with direct access to the exterior and all with en-suite bathrooms . Halfway down the hallway is a large cupboard with clean linen.

The other hallway at the other side of the lobby leads to the remaining 6 bedrooms. Also all of these with access to the exterior and with en-suite bathrooms.

The 5 largest bedrooms also have a sofa-bed increasing the rental possibilities.

Further a large breakfast room where the breakfast buffet is available.

To complete the interior is the staff area consisting of; a laundry room, bathroom, staff room for meetings and or meals, large fully equipped stainless steel kitchen, dish washing area and storage rooms.

This Bed & Breakfast is reached directly from a tarmac road onto the parking area. From the parking, a small electric operated gate gives you access to the path which leads adjacent to the pool through the garden up to the reception entrance.

A large gate at the rear of the property is used for suppliers and maintenance.





## General details

- Year of construction: 2016
- Type: Detached
- View: Countryside views, Pool view, Garden view
- Pool: Communal pool
- Outside area: Communal garden, Terrace / Balcony
- Heating
- Water: Mains water
- Sewerage: Mains drainage
- Furnished
- Wheelchair accessible

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Other areas: Pantry, Storage / utility room
- Lay-out: Ground floor
- Energy certificate: B-

## Exterior details

- Pool: Communal
- Outside area: Communal garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- View: Countryside views, Pool view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. by car
- Golf course: 10 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 40KM
- Ownership: Portuguese Lda (On-shore)