











**8 Bedroom B & B with huge potential in the countryside with a pool.**

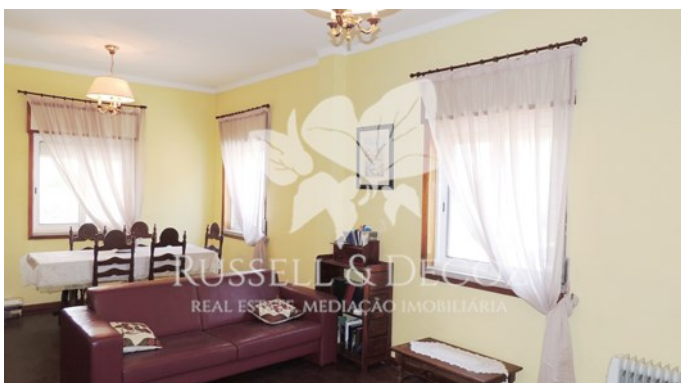


-  9
-  5
-  476 m<sup>2</sup>
-  2602 m<sup>2</sup>
- 
- 
- 
- 
-  **B<sup>-</sup>**  
CLASSE ENERGÉTICA

**€ 360.000**

**São Brás de Alportel**

**HOME1531Q**



**+351 289 792 785 | +351 289 792 785**

**sales@russell-decoz.com**  
**www.russell-decoz.com**



## HOME1531Q

Sitting in a plot of 2602 m<sup>2</sup> of gardens and terraces.

Fantastic opportunity to bring back to life this huge eight bedroom B&B equipped with its own bar and restaurant. Sitting in a plot of 2600 m<sup>2</sup> of gardens and tiled terraces. Complete with a private pool and BBQ.

Location: B&B set in the old cork production district of the Algarve near São Brás de Alportel Good access off a tarmac road, area with mostly Portuguese residents. São Brás centre is a short drive away for good restaurants, cafes, bars, three major supermarkets, post office, banks, two public swimming baths and much more. Faro with shopping mall, theatre, lovely old city centre and airport at 21 km and the superb sandy white beach islands at 23 km. Famous golf courses at 27 km.

Property description: B&B on 2 floors + basement, registered covered area 476m<sup>2</sup> sitting in a fenced plot of 2.602m<sup>2</sup> with a pool and gardens. House purpose built as a residential type property in 1990 with cavity brick walls, concrete roofs, with tiled and parquet floors. New PVC doors & windows with double glazing and roller blinds. Restaurant for 32 guests with a traditional cane & pole decorated ceiling and professional stainless steel kitchen in the basement. Most bedrooms with A/C. Mains facilities. To be sold furnished!

Accommodation: Basement with the Restaurant of 71 m<sup>2</sup> for 32 guests with patio doors onto a large outdoor terrace for 'al-fresco' entertaining with views of the pool and pond. Professional fitted and equipped stainless steel Kitchen of 38 m<sup>2</sup> with two pantries of 15 m<sup>2</sup> and 21 m<sup>2</sup>. Public and staff cloaks and small storage. Indoor stairs to; Ground Floor; with a covered terrace, access to a feature vaulted circulation entrance hall of 14 m<sup>2</sup>, communal lounge of 24 m<sup>2</sup>, two bedrooms of 11.5 m<sup>2</sup> both with fitted wardrobes, bedroom of 9 m<sup>2</sup>, shower room of 4 m<sup>2</sup>. Private living quarters with a lounge of 15 m<sup>2</sup>, office of 9 m<sup>2</sup> and bedroom of 7 m<sup>2</sup>. First Floor; Vaulted circulation hall of 11 m<sup>2</sup>, Bedroom of 11 m<sup>2</sup> with en-suite, two bedrooms of 12 m<sup>2</sup>, Bedroom of 11.5 m<sup>2</sup> with en-suite and fitted wardrobes, Bedroom of 18 m<sup>2</sup> with en-suite, Shower room of 4.7 m<sup>2</sup>. Terrace with stairs to a small roof terrace. Superb property to start a business.

Features: Mains water, cisterna of 10 m<sup>3</sup>, Solar water heating with a 200 litre storage tank for B&B, gas water heater for the restaurant and a boiler with 100 litre storage tank. Three Phase electricity. Private septic tank and mains drainage. Air conditioning in most bedrooms. Fire doors and detectors, telephone line, ADSL and SAT-dish installed. Lovely tiled pool of 10 x 5 meters with under water lights, poolside shower, sun terrace with hand made terracotta floor tiles and cobblestones, surrounded by mature gardens with a fish pond, honeysuckle, jasmin, olive and orange trees, grapevines and a 200 year old cork tree.

Stone built BBQ area, two covered outside areas, large terraced area for outside entertainment. Storage under the terrace.

Property completely walled/ fenced with iron entrance gates, cobblestone drive and parking space for half a dozen cars.

To be sold part furnished.



## Features

---

- Construction year: 1990
  - Water: Mains supply, Cistern
  - Sewage: Septic tank & soak away, Mains near by
  - House water heating: Gas, Electricity, Solar
  - Air conditioning: Split units, Reversible
  - Internal storage: Airing cupboard, Basement, Wine cellar, Pantry, Utility room
  - Security / alarms: Manual shutters
  - Outside space: Terrace, Pergola
  - Airport: 35 mins in the car
  - Garden details: Irrigated - manual, Easy maintenance, Fully enclosed
- Electricity: Mains - 3 phase
  - Gas: Bottled
  - Construction overview: Concrete roof, Aluminium units, Double glazing, Ring beam system, Tiled floors
  - Heating: Electric, Wall
  - Kitchen: Fitted & part equipped
  - Parking: Open air, Driveway, Off street
  - Extras: Separate laundry
  - Pool details: Inground, Tiled, Exterior pool, Under water lights
  - Walking distance from: Bus stop
  - Views: Country views, Garden





## HOME1531Q

