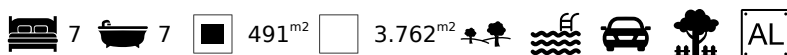




## Modern investment property with Rural Tourism Licence located in the Alentejo district Beja

GUESTHOUSE IN MINA DA JULIANA

ref. **PDBDR030**  
**765.493€**



### Location +

Town	Mina da Juliana
Parish	Santa Vitória e Mombeja
Municipality	Beja, Beja
Region	Alentejo (Central)

### Details +

Usage	Complex
Type	Guesthouse
Construction Year	2017
Rooms	9
Bedrooms	7
Bathrooms	7
Floors	1
Furnished	Fully

- Modern guest house with 7 bedrooms and 7 bathrooms
- Rural Tourism Licence, in operation
- Multiple investor ideas
- 491 m2 living area, 520 m2 usable space, 3.762 m2 plot
- Located in the Alentejo district of Beja
- 3 Houses, quality and comfort, parking
- Not isolated, peaceful area, fantastic views
- Pool, garden, relaxing areas, terraces, patio
- Near to the Roxo Dam, multiple possible activities
- Shared borehole with neighbours

This guest house with licence is located in a peaceful, but not isolated countryside in the Alentejo. It could also be converted into a senior residence. It consists of three houses and a natural garden with pool and relaxing areas and is open to multiple investment ideas.

### Main Building No.1:

It offers an open plan spacious dining room and lounge with natural light and beautiful views to the garden, a wood burning stove as well as a TV room and big modern fully equipped kitchen.



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### Areas +

Living Area	491 m <sup>2</sup>
Usable area	520 m <sup>2</sup>
Plot Area	3.762 m <sup>2</sup>

### Access +

Driveway

### Parking +

Private Parking, Courtyard, Turning Space

### Living Room +

Lounge/Dining

### Kitchen +

Kitchen/Dining

### Bedroom +

7 Bedrooms

### Bathroom +

7 Bathrooms

### Heating-Cooling System +

Log/wood burner

### Equipment +

Solar (Water)

### Water-Electricity-Drainage +

Shared Borehole

### Pool +

Private

### Garden +

Private

### Exterior +

Warehouse

### Views +

Countryside View

### Building No. 2:

Equipped with 7 charming suites of which each has a wall covered in natural and ecological cork, providing excellent acoustic comfort and perfect thermal insulation. The suites have air conditioning, hairdryer, shower tray, indirect lights, sockets, Wi-Fi and direct access to the garden and pool.

### Building No. 3:

It has an area of 200m<sup>2</sup> in "open space" that could be converted into a restaurant, more rooms, spa, indoor pool, gym, atelier or workshop - suitable for multiple purposes.

The Energy Certificate rating is "A", and the next renovation will upgrade it to "A+" as photovoltaic panels have been installed. The domestic hot water has two 300-litre tanks that are heated by electric resistors and also by solar panels.

### Amenities

Heating  
Air conditioning  
Fireplace  
Pool  
Garden  
Terrace, Relaxing areas  
Furnished  
Security alarm

### Location

360m from the Barragem do Roxo dam  
27km from Beja and all amenities  
136km from Faro Airport  
175km from Lisbon Airport

### Other Info

Offers multiple investment ideas



Vilamoura Head Office - ALGARVE:  
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras  
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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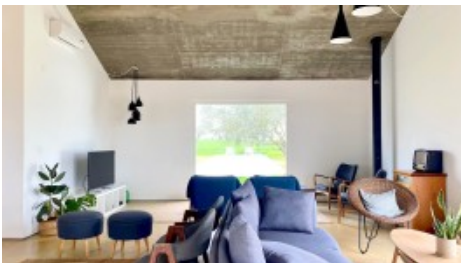
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## PHOTO GALLERY



Entrance



Lounge



Patio



Patio



Terrace



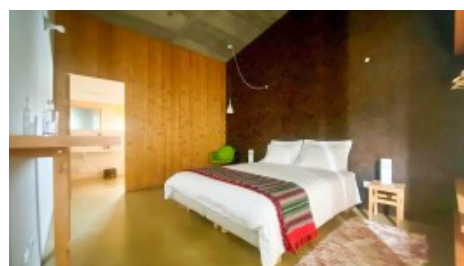
Pool



Kitchen



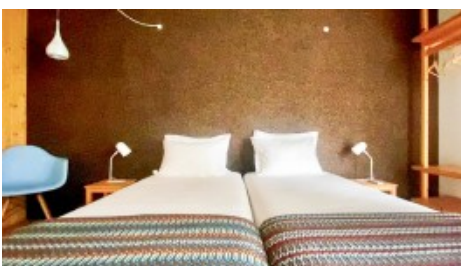
Kitchen



Bedroom



Bathroom



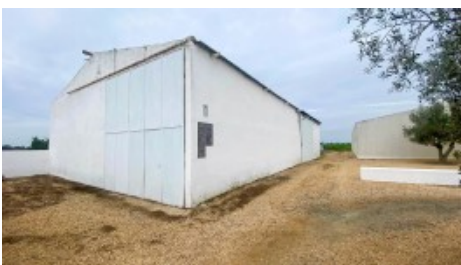
Bedroom



Relaxing Area



Rear of property



Warehouse



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