

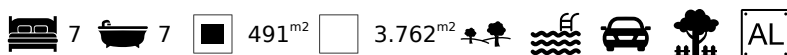


Modern investment property with Rural Tourism Licence located in the Alentejo district Beja

GUESTHOUSE IN MINA DA JULIANA

ref. PDBDR030

6.534.775€



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 ²
Usable area	520 m ²
Plot Area	3.762 m ²

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 200m² 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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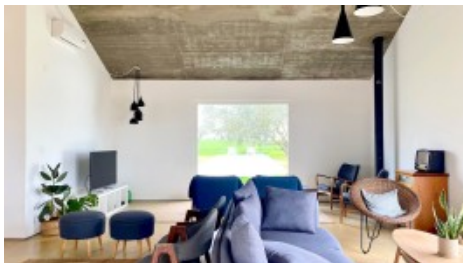
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PHOTO GALLERY



Entrance



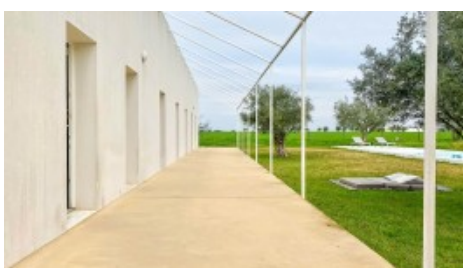
Lounge



Patio



Patio



Terrace



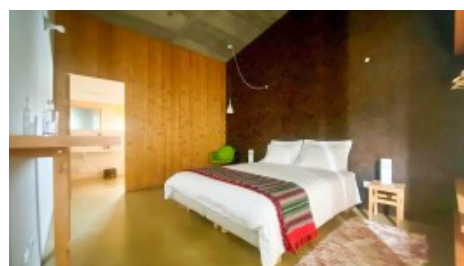
Pool



Kitchen



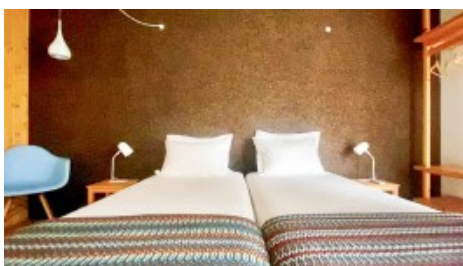
Kitchen



Bedroom



Bathroom



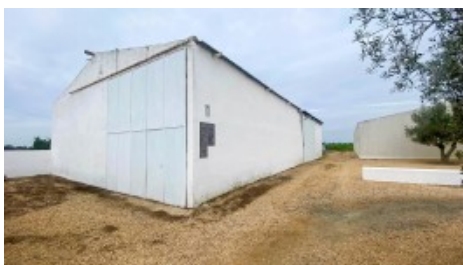
Bedroom



Relaxing Area



Rear of property



Warehouse



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