

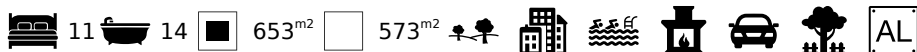


## Successful 11 bedroom guest house with swimming pool in historic Arraiolos, Alentejo

GUESTHOUSE IN ARRAIOLOS

ref. **AT1492**

**1.500.000€**



### Location +

Town	Arraiolos
Parish	Arraiolos
Municipality	Arraiolos, Évora
Region	Alentejo (Central)

### Details +

Usage	Commercial
Type	Guesthouse
Construction Year	1951
Renovation Year	2010
Rooms	17
Bedrooms	11
Bathrooms	14
Floors	3
Furnished	Fully

- Business in Operation
- Living area 653m². Construction area 647m²
- Plot 573m²
- 11 Bedrooms, 14 Bathrooms
- Pre 51, Renovated in 2010
- Castle views
- Swimming Pool

The property originally was a centennial family home, surrounded by high walls and accessed from the street with parking directly in front of the entrance. A stone courtyard greets the guests where you can also find the swimming pool serviced by two shower rooms and there is also a room separate from the main house currently used for yoga and beauty treatments.

The ground floor consists of an entrance hall and reception, a spacious and beautifully decorated living room with large wood burning fireplace. There is an ample breakfast room with a basic kitchen which caters for continental breakfasts. A guest WC is also located on this level and finally an en-suite room which is accessible by wheelchair.



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	653 m <sup>2</sup>
Usable area	647 m <sup>2</sup>
Plot Area	573 m <sup>2</sup>

### Access +

Tarmac

### Parking +

Parking outdoors

### Living Room +

Fully Furnished

### Terrace +

Garden Terrace, Juliet Balconies

### Kitchen +

Fully Fitted

### Other Rooms +

Laundry, Storage, Breakfast Room,  
Dance/Yoga Studio, Reception

### Bedroom +

Fitted Wardrobe

### Bathroom +

En-Suite, WC, Family Bathroom

### Heating-Cooling System +

Fireplace, AC throughout

### Equipment +

Cable/Satellite TV, Internet/Phone,  
Alarm System, Safe, Solar (Water)

### Water-Electricity-Drainage +

All mains

### Windows +

Double glazing

### Pool +

Communal, Shower

### Garden +

The first floor consists of 8 light and bright en-suite bedrooms.

The second floor has a laundry room plus a full two bedroom apartment, one room with its own en-suite bathroom. The apartment has two living rooms, a kitchen and a large private terrace.

This guest house opened its doors in December of 2010 and since then has grown in popularity year by year attracting guests from all over the world, 60% of them coming from outside of Portugal. Located in the historic village of Arraiolos which is famous for their renowned carpet making which is thought to be the oldest handicraft in Portugal where embroiderers have passed down their knowledge and skills through generations. The area in general produces award winning wines where you can appreciate them by following the wine route. Perfectly located within walking distance to many restaurants and only 500m from the beautiful castle of Arraiolos.

### Amenities

- Disabled access
- Safes in every room
- Solar hot water
- Air conditioning throughout
- Fireplace
- 2 changing rooms

### Location

Distance to sea 82km  
Nearest beach 100km  
Nearest golf NA  
Distance from airport 120km  
Nearest school 1km  
Nearest town 1km

### Other Info

Operational Business.



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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Private, Communal gardens

**Views +**

Town View, Castle View, Countryside View



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## PHOTO GALLERY



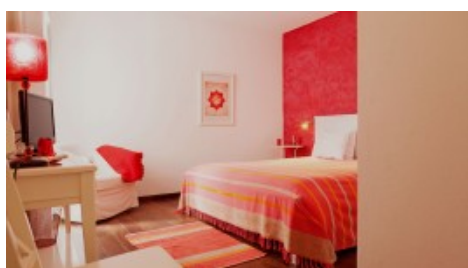
Reception area



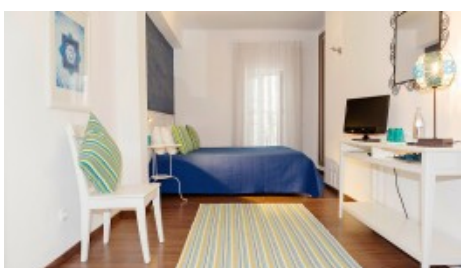
Reception area



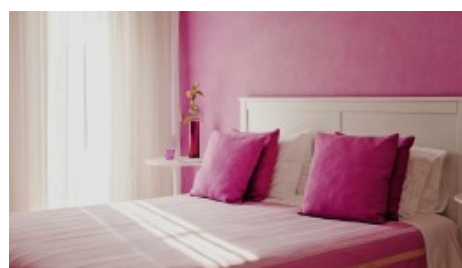
Breakfast room



Bedroom



Bedroom



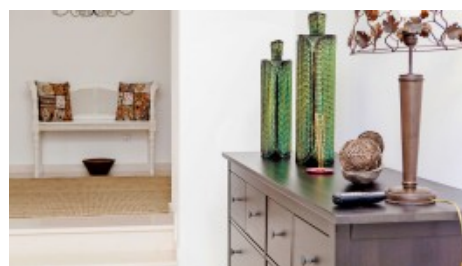
Bedroom



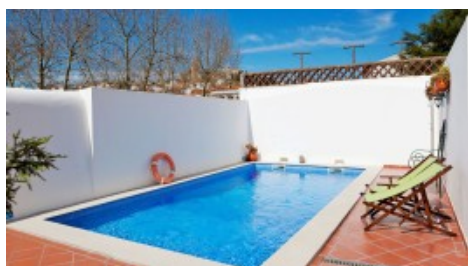
Yoga studio



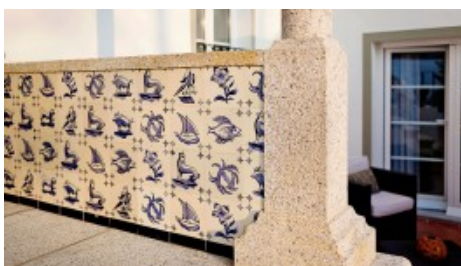
Courtyard



Entrance



Pool



Entrance



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