

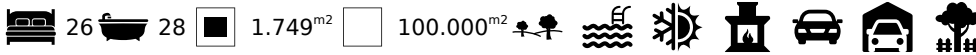


Charming Hotel in the lush nature of the Southwest Alentejo Coast

GUESTHOUSE IN SÃO TEOTÓNIO

ref. AT2311

3.700.000€



Location +

Town	São Teotónio
Parish	São Teotónio
Municipality	Odemira, Beja
Region	Alentejo (West Coast)

Details +

Usage	Commercial
Type	Guesthouse
Construction Year	2017
Rooms	36
Bedrooms	26
Bathrooms	28
Floors	2
Furnished	Fully

- Plot: 100 000 m2
- Construction Area: 1 692 m2
- Living Area: 1 692 m2
- Bedrooms: 22 in-Suite
- Restaurant with professional kitchen (120 pax.)
- Garage w/ 4 interior places , 20 exterior shaded places

The property consists of:

- 18 tourist accommodation units, including Double and Family Rooms, Studios with a kitchenette, and Apartments with 1 or 2 bedrooms, also with a kitchenette. All accommodations have air conditioning and a private terrace overlooking the garden/outdoors
- A main house with 4 bedrooms, a living room, and a kitchen used as owners residence
- A common living room with high ceilings and a modern and sophisticated fireplace which relaxation and quietness
- A large multifunctional living area used for team building events, corporate activities and ceremonies.
- A professional kitchen
- The restaurant with removable floor-to-ceiling glass curtains provide great flexibility, extending the interior space (70 people) to the terrace, creating a unique dinning area with capacity for



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Areas +

Living Area	1.749 m ²
Usable area	1.928 m ²
Plot Area	100.000 m ²

Access +

Tarmac, Driveway, Manual Entrance Gate, Easy Access, Turning Space

Parking +

Underground Garage, Private Parking

Living Room +

Lounge, New Tiles, Wooden Floor, Patio Doors, Terrace, Countryside views, Hill view

Kitchen +

Own Entrance, Kitchen/Dining, Fully Fitted, Modern, Electric Hob/Oven, Extractor, Microwave, Fridge/Freezer, Dishwasher, Washing Machine, Water Heater, Patio Doors, Terrace, Garden View, Pool View

Other Rooms +

Entrance Hall, Storage Room, Laundry, Pantry, Office/Study, Games/TV Room, Wine Cellar, Conservatory

Bedroom +

4, 22, En-Suite Bathroom, Fitted Wardrobe, Terrace

Bathroom +

4 Bathrooms, Guest Toilet

Heating-Cooling System +

Fireplace, AC

Equipment +

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

Water-Electricity-Drainage +

well, Cistern, Borehole, Mains electric, Photovoltaik, Septic tank

120 people.

Outside, a vast lawn, two saltwater swimming pools, an organic vegetable garden, and various leisure areas invite relaxation. The entire Hotel was conceived to be sustainable and environmentally friendly.

Amenities

- A/C in all units
- 2 salt water Swimming Pools
- Outdoor space in harmony with the region native plants
- Reception building
- Wine Cellar
- Treehouse and children playing area
- Solar panels for water heating
- Photovoltaic panels for self consumption and connection to Medium voltage power grid
- Several storage and technical areas

Location

- 3 km from S. Teotónio with local market and several commercial areas
- 10 km from Zambujeira do Mar and Carvalhal beaches
- 108 km from Faro International Airport



Lagos Office - ALGARVE:
Marina de Lagos, Edifício Astrolábio, Lote 24-Loja 5
GPS. 37° 6' 41.85" N - 8° 40' 30.251" W

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Windows +

Double glazing, Aluminium Shutters

Pool +

17x9m, Saltwater, Tiled, Shower, Lighting, Manual cover

Garden +

Private, Landscaped, Auto irrigation, Lawn, Trees, Fruit Trees, Outdoor lighting, BBQ

Exterior +

Patio, Play Area

Views +

Countryside View



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PHOTO GALLERY



Bedroom - Ground Floor



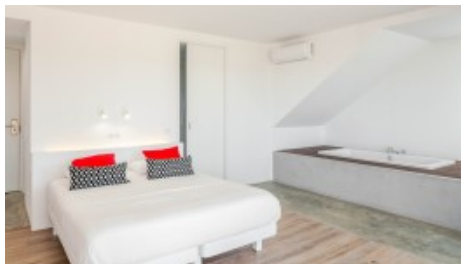
Living Room 2



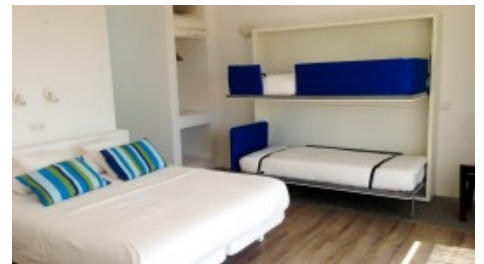
Communal area



Swimming Pool 1



Bedroom



Bedroom



Bathroom



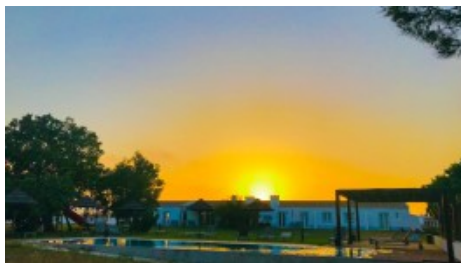
Terrace & Pool



Guest accommodation



Guest accommodation



Property



Guest accommodation



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Room & Private Terrace



Restaurant



Restaurant



Restaurant



House



Side of property



Private Terrace



Communal area



Patio



Exterior Area and Playground



Terrace



Guest accommodation



Reception



Communal garden



Centenary Olive Tree



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Property Overview



Plot



Alentejo



Zambujeira do Mar



Amália Beach



Almogrove Beach



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