

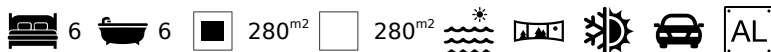


## Business Opportunity: Successful Restaurant & 6 B&B Suites In A Prime Location of Ferragudo

GUESTHOUSE IN FERRAGUDO

ref. **LG2162**

**2.550.000€**



### Location +

Town	Ferragudo
Parish	Ferragudo
Municipality	Lagoa, Faro
Region	Algarve (West)

### Details +

Usage	Commercial
Type	Guesthouse
Construction Year	1952
Renovation Year	2018
Rooms	7
Bedrooms	6
Bathrooms	6
Floors	2
Furnished	Negotiable

- In Operation
- Living Area for suites 140m²
- Restaurant area 140m²
- Terrace area 70m²
- Seatings in total for 124 people
- 2 WC's in Restaurant (1 Male / 1 Female)
- 6 Bedroom Suites all En-Suite
- Year of Construction 1952, Renovation 2018
- Distance to Beach 500m
- Close to Amenities
- In the Town Square
- Views of the Arade River

Investment and Business opportunity to purchase the freehold of the building as well as the goodwill of 2 businesses. Located in the town centre square on the Arade river in Ferragudo.

### Ground Floor - Restaurant:

- Restaurant area - seating for 55 people
- Bar area
- Kitchen
- 2 w.c. (1 male & 1 women's)
- 3 different "all inclusive" menu styles to suit your appetite



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	280 m <sup>2</sup>
Plot Area	280 m <sup>2</sup>

### Parking +

Parking outdoors

### Kitchen +

Own Entrance, Fully Fitted, Modern

### Other Rooms +

Storage, Office/Study

### Heating-Cooling System +

AC

### Equipment +

Alarm System

### Windows +

Double glazing, UVA Protection

### Exterior +

Patio

### Views +

Sea View, Panoramic View

- Open every day from 08.00 until 22.30

### First Floor – B&B Suites:

- Reception area
- 6 ensuite bedrooms (5 with showers / 1 with bath)
- All rooms have – Flat screen TV's, Cable channels, Hairdryers, Towels, Bed linen

### Extras rooms:

- Storage in cellar and attic

### Outside:

- Terrace area – seating for 69 people

### Amenities

- Wifi (Free for guests)
- A/C
- Alarm

### Location

- 67.2km to airport
- 19m to town
- 14.9km to golf

### Other Info

- Furniture included (exception of several personal items)
- €1,610 a year for terrace rent



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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## PHOTO GALLERY



Restaurant Inside



Restaurant



Food



Restaurant



Food



Ferragudo



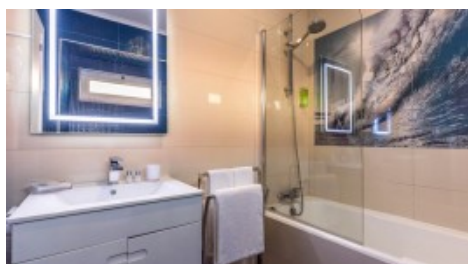
Ferragudo



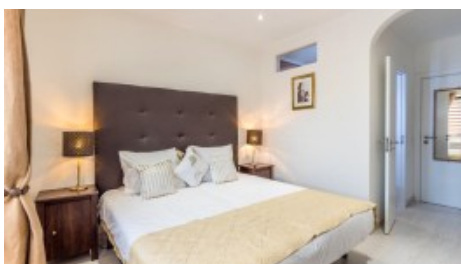
Reception



Suites



En-Suite Bathroom



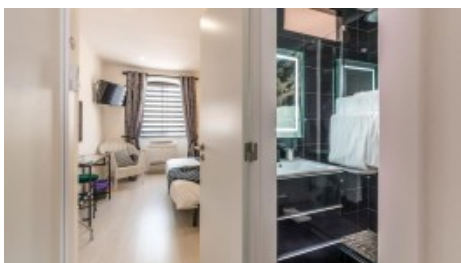
Suites



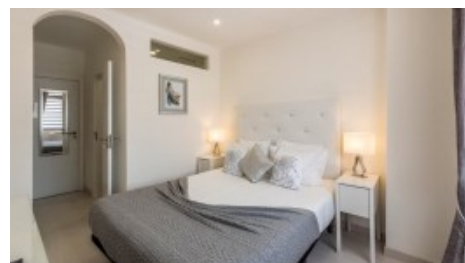
En-Suite Bathroom



Suites



Suites



Suites



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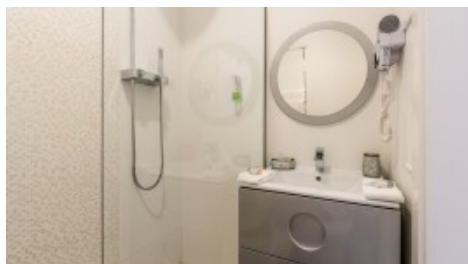
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YOUR PROPERTY SPECIALISTS



*En-Suite Bathroom*



*Suites*



*Suites*



*Entrance*



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