

GUARO

475 000 €

[redacted] R4839229

[redacted] Guaro

5	5	595 m²	4 884 m²	275 m²
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]








[redacted]

Restaurant with included living quarters on the road from COIN to TOLOX, near GUARO. A popular route for cyclists, motorcyclists and nature enthusiasts. A typical Spanish roadside restaurant - a so called Venta - with a spacious open-plan area featuring high ceilings, covering 256 m². This space can be divided into different sections or rooms using wooden partitions. It has a large fireplace and a bar area with a 28 m² workspace for the waitstaff, including storage space and an independent kitchen of 37 m² with two access points, one directly to the bar and the other to the dining area. There are two restrooms (ladies and gentlemen), each measuring 11 m², a large covered terrace at the entrance, and a patio at the back with a barbecue and more space for outdoor seating. There's also a small stage for flamenco performances and concerts. Additionally, there's a beautiful and spacious garden with a playground for children and parking for around 30 cars or more. Finally, there is a private vehicle entrance, perfect for deliveries, and to allow private vehicles to reach the rear of the kitchen and the 44 m² storage area nearby. The building has 2 floors: the first floor houses the restaurant, and on the second floor, there's the living quarters, consisting of a large apartment with an independent kitchen, a living room, 3 bedrooms, and 2 bathrooms. It also has an enormous 200 m² terrace, partially covered. Additionally, there are two rooms with their own bathrooms, separate from the main house. Given the size, there is potential to convert it into a small rural hotel or a "bed and breakfast." It's well-located along the road that follows the course of the RIO GRANDE, making it a popular route for cyclists, motorcyclists, and nature lovers who enjoy hiking, visiting local villages, exploring the SIERRA DE LAS NIEVES, and other nearby attractions like the Charco del Portón Alto. The property sits on a 4,884 m² plot that benefits from the waters of the RIO GRANDE and is near its confluence with the RIO SANTO, making it ideal for growing all types of fruit trees, vines, vegetables, herbs, etc. You can use the produce you grow to prepare delicious, healthy, and completely organic dishes to offer your customers in a pleasant and welcoming environment. It also has ample space to host large events such as birthdays, family reunions, baptisms, banquets... In summary, this is a very complete property that can serve as both a business and a home, offering great possibilities!

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