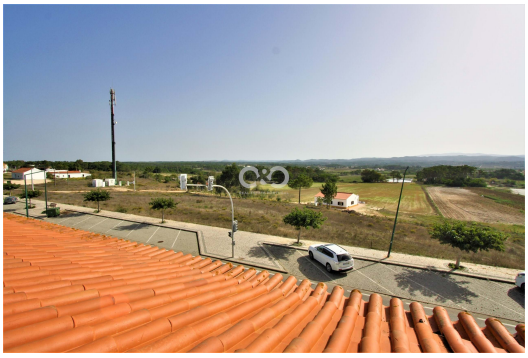
REAL ESTATE PORTUGAL



VILLA AND RESTAURANT IN ROGIL, ALJEZUR

REF: RSV100-1012

Bedroom	Bathroom	House Area	Plot Area	Energy
5	6	328,46 sqm	570,27 sqm	F CLASSE ENERGÉTICA

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VILLA AND RESTAURANT IN ROGIL, ALJEZUR

700 000 € | Ref: RSV100-1012

O&O have been chosen to offer buyers a rare opportunity to purchase a popular traditional Portuguese restaurant on the Algarve's west coast that comes complete with generous living space. Located in a prime position on the N120 road that follows the Costa Vicentina national park along the western seaboard, Restaurante Café O Cruzeiro in the town of Rogil offers not just a flourishing business but also an investment opportunity that could bring in added income from the first floor living space which can quickly and easily be converted into two apartments with their own separate entrances. O Cruzeiro not only has its loyal clientele who come from miles around to enjoy the traditional fare, but is also perfectly located to tap into the busy passing trade from both tourists and business people travelling between the Algarve's south coast and the picturesque locations along this busy west coast route between Lisbon and Lagos. Sold as a going concern offering home-cooked traditional food of the Costa Vicentina, O Cruzeiro is divided into two parts, operating both as a traditional restaurant and as a cafe for casual drop-in customers. There is ample roadside parking both opposite the restaurant and in the roads to the side and rear. Its total of 145 covers—larger than most cafe restaurants in the area—can easily be stretched to 175 for special events and the restaurant also has the possibility of removing inner walls to create an even larger dining area should the new owners wish to expand the business still further. The kitchen, designed by the owner of long-standing, is fully equipped for a restaurant this size, and has direct access to the rear plot of 1,100sqm, set up as a well-irrigated orchard and vegetable garden which provides most of the fresh produce used in the restaurant. To either side of the restaurant and cafe areas are interior entrance doorways, each leading up its own flight of stairs to the first floor accommodation, which can suit the new owners and their families or be used for holiday lets or staff quarters. The entrances to these apartments could, with little effort, be adapted to give access from outside the restaurant and cafe spaces, and then be sold separately. The largest apartment features a central corridor, and the first door to the right leads into a kitchen/diner overlooking the rear gardens. On the left is the living/dining room with a balcony, and a doorway to a further flight of stairs leading up to the large 60sqm roof terrace. This is a particularly attractive feature of the property, with 360-degree views over the surrounding countryside towards the Monchique mountains to the east, and, to the west, views towards the sea and the attractive sunsets that are a feature of this coast. The beach of Praia do Vale dos Homens, described as "a natural beauty", is just 2.5km away. Continuing with the living accommodation, the central corridor leads to a study or bedroom at the rear and then two further bedrooms, one to the front, one to the rear. Beyond that is the master suite, which features a bedroom, bathroom and a kitchen, and which, having its own separate entrance, lends itself to being closed off from the main accommodation and converted to a second apartment. Outside, to the rear, is a small annex with bedroom, bathroom and kitchen and a separate covered grill area before a stone archway leads to the rear gardens. Large double gates to the side lead from the road into the owner's parking space and an expansive, high-ceiling garage within the main building with plenty of storage accommodation. Overall, this large property offers an exciting opportunity to own a well-position and popular cafe-restaurant with further income potential from the first floor accommodation. REF: RSV100-1012

Features list

- **Fitted wardrobes**
- **Equipped kitchen**
- **Garage• Built year: 1993**
- **Storage / utility room**
- **Views: , , • Good rental income**
- **Energetic certification:**
- **Fully fenced**

https://oando.pt/westalgarve/

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