

Modern, quality rural Tourism with 9 guest rooms, restaurant and pool near Faro.



9



12



843m² m2



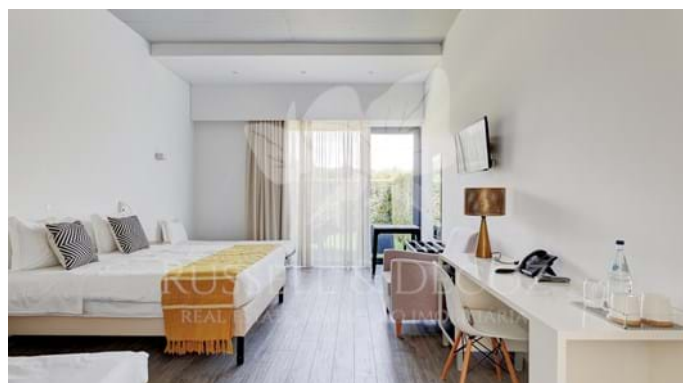
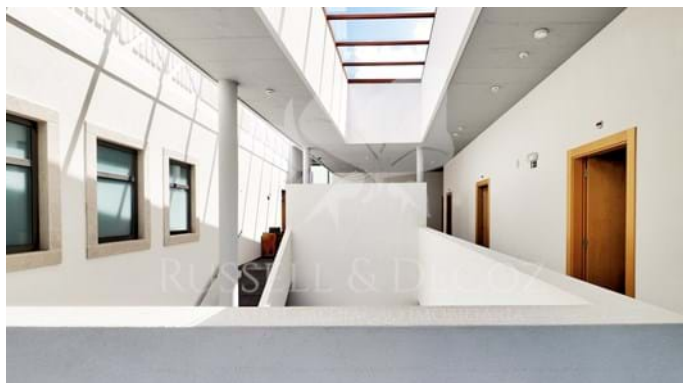
11000m² m2



**2 300 000 €**

**Santa Bárbara de Nexe**

**HOME2036C**



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## HOME2036C

We are delighted to offer a new business property with excellent prospects and worthy of true consideration for those wanting to invest in the leisure industry. Modern and very well equipped with great growth capacities and projected return on investment this project comes to fulfill a dream of the owners. A dream to develop a distinctive brand that aims to give guests a unique experience, that in addition to the comfortable rooms, leisure areas, and swimming pool you would expect, a professional fully equipped kitchen has been installed that is able to serve guests and the general public alike.

The architectural project thought in detail to blend sustainable commercial design orientates the building to take advantage of solar lighting & power, with large skylights that not only make all spaces more pleasant but also help immensely in the thermal quality of the building and reduce electrical consumption. The grounds have also been carefully designed with areas of different types of crops and micro-irrigation systems adapted to the needs of the homegrown organic products.

Spread over two floors; the ground floor hosts 9 bedrooms each with en-suite facilities and a private terrace area, the reception, bar, restaurant, kitchen, and swimming pool are also located on this level. The basement area provides for all the technical requirements of the hotel; a self-sufficient laundry, rooms for employees, pantries, support bathrooms, stores, a large boiler room, and the wine cellar, there is also some additional guest areas for social gatherings such as a large lounge area and a games room. An elevator and central stairway connect both floors.

All of the equipment in the rural tourism unit is first quality, from the equipment chosen to furnish the kitchens, to the solar panels, the state-of-the-art air conditioning/heating equipment, and to the oversized boilers.

Russell-Decoz is proud to present this property that meets all the quality criteria we seek and recommend. The capacity for growth within the existing restaurant and the current success of the wine tastings are both areas that really show potential for future growth. If you want to do business, talk to us.

## Features

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- Fireplace
- Electricity: Mains - 3 phase
- House water heating: Electricity, Solar
- Sewage: Septic tank & soak away
- Construction overview: Reinforced concrete, Thermal insulated walls, Double brick, Concrete roof, Double glazing, Aluminium units, Tiled floors
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: Central, Smoke detection, Video entrance
- Parking: Driveway, Off street
- Garden details: Fully enclosed, Orchard, Irrigated - Automatic, Lawns, Vegetable plot
- Extras: Games room, Separate laundry, All round sound, Cloakroom - wc
- Pool
- Construction year: 2017
- Location / access: In the countryside, Not overlooked
- Lift
- Water: Mains supply, Borehole
- Gas: Bottled
- Communications: Land line, Wi-fi, Telephone
- Heating: Electric, Wood burner, Wall, Individual thermostats
- Air conditioning: Split units, Central system
- Internal storage: Basement, Pantry, Utility room, Wardrobes - fitted, Wine cellar
- Furniture: Part furnished, White goods
- Garden
- Outside space: Terrace, Roof terrace
- Proximity: Open field
- Pool details: Exterior pool, Inground, Tiled, Chlorine
- Airport: 15 mins in the car
- Views: City lights, Country views, Distant sea views, Garden



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