

hotel for sale A Ortigueira, Ortegal



Rural touristic complex at Spanish Atlantic coast

Description

1. Big ancient stone house with a huge plot of land around it nearby ocean and Ria de Ortigueira (gulf of Ortigueira)
2. The plot of land is situated on the edge of the beautiful village Baleo on the south side of the forest hill. It is a very sunny place protected from the northern ocean-side winds.
3. The place is situated between main local town Ortigueira – 5 km (banks, supermarkets, post-office, police-office, medical center, school, children-garden, gym and etc) and the most important touristic place of the region Espasante village – 3 km (beaches, hotels, restaurants, etc)
4. The region en general is starting now to be very popular place as an ecological tourism destination – virgin forests, beautiful beaches, spectacular cost line – all these make Ortegal area very attractive to tourism bussiness development - (please use the form to respond)
5. La Coruña international airport is just 100 km from the place.
6. Ortegal area has very good transport communication – the new build highways are really very good and connect the region with the rest of Spain and whole Europe.

Real-estate specification

1. Plot of land – 2,3 hectares.

2. There are two ponds on the land with natural spring water (there is abundance of the ground water here in Galicia en general)
3. The plot has two independent entrances – from the north to the main house and from the south to a main village road. But the number of entrances can be increased.
4. The large-scale land work is already done here – the entrance to the house and nearby territory are arranged and made flat.
5. The territory near the main house and the cabin has solid drainage system and rain discharge.
6. There is very nice botanic and fruit tree garden here.
7. The house has (please use the form to respond) square meters (depends on project)
8. The house is connected to public water system and to electricity.
9. The house is perfectly sizes up to cozy rural apart-hotel. Depends on a project it possible to build 4-5 comfortable suits with the kitchens.
10. Beautiful green-roof cabin has 50 square meters and it's perfect as an apartment but can used as a reception-office, summer kitchen, cafe, shop etc.
11. One of the parts of the main house is already restored.

Business-plan

1. The cost of total renovation of the house and arrangement it for the apart-hotel is (please use the form to respond) euro approximately.
2. Expected annual return is (please use the form to respond) – (please use the form to respond) euro.
3. Additional sources of income could be – local ecological food selling to the clients and organization of the various touristic activities – surf, fishing, boat trips, kayaks, diving, horse riding, walking, etc.

Great business opportunities

The size and good situation of the land give great opportunity to develop the place to a big touristic complex by building up to 20-30 small family bungalows. Estimated cost of construction of one bungalow with all necessary facilities is (please use the form to respond) euro approximately. Annual return for one bungalow is 8000 euro. Main house could be use as a living place for the owner without prejudice to his own privacy dew size of the land.

For additional information please don't hesitate to contact to owner (english, spanish, russian)

Sergey Sozonov

property details

Spanishstate **4757157**
id:
reference:: -
close to/ located: **A Ortigueira**
region: **Ortegal**
property type: **hotel**
rooms: **2**
property surface: **100 m2**
surface plot: **23000 m2**
price: **€ 280.000**

contact

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