

house for sale Buñol, Hoya De Buñol



Not every investment opportunity begins with a spreadsheet. Some begin with a better question: what kind of experience could a guest live here? This property in Buñol should not be viewed only as a large private house; it should also be read as a possible accommodation project with its own narrative. According to the information provided, it has already operated in the past as a rural guest house.~~The property brings together features that are not easy to find in one asset: approximately 240 m2 built, a 234 m2 plot, 5 bedrooms, 5 bathrooms, 4 of them en suite, a garden of around 100 m2, terrace, solarium, patio, balcony, barbecue area, fireplace, natural gas, air conditioning by split units, equipped kitchen and a central location in Buñol, close to services and surrounded by a mountain atmosphere. Translated into business language, this means capacity, independent rooms, attractive communal areas, outdoor space and a previous connection with hospitality use.~~The strongest point is its configuration. In rural accommodation, a bathroom can be almost as important as the bedroom itself. Having 5 bathrooms and 4 ensuite bedrooms allows a more comfortable, private and commercially attractive experience than many houses where guests must share facilities. This can raise perceived quality, support better reviews, improve nightly rates and attract interesting profiles: couples, families, small groups, weekend escapes, guests looking for nature without giving up comfort, or stays linked to wellbeing retreats.~~Buñol offers a clear commercial advantage: it is not an overcrowded destination, and precisely for that reason it can provide something more authentic. Mountain landscape, town life, proximity to Valencia, accessibility, local services and a recognisable identity. A rural guest house here does not need to compete with the beach or with classic urban tourism. It can position itself in a different territory: rest, Mediterranean inland escape, family gatherings, quiet tourism, walking routes, gastronomy, disconnection and private celebrations, always subject to the corresponding regulations and licences.~~The property also allows the creation of a hospitality brand with personality. The garden can become the emotional centre of the guest experience: outdoor breakfasts, warm evening dinners, a reading corner. The fireplace adds winter appeal. The solarium and terrace give strength to spring and summer. The barbecue area encourages shared moments, one of the reasons why many travellers choose a complete house instead of a conventional hotel room.~~From an operational point of view, the existing installations provide a useful starting base. Natural gas heating, air conditioning, hot water, water tank, perimeter alarm, automatic door, telephone line, TV connection, fitted wardrobes, gallery and equipped kitchen mean the buyer would not be starting from an empty shell. It will be essential to verify the urban planning situation, licences, tourism registration and applicable regulations before

starting or reactivating any exploitation.~~The sale price, €309,000, should be analysed not only from a residential perspective, but also from the possible use of the asset. A house with 5 bedrooms and 5 bathrooms in Buñol, with outdoor areas, several ensuite rooms and a past as a rural guest house, may be an interesting option for a buyer who wants to combine property ownership, business potential and a personal project. It requires judgement, management, positioning, pricing strategy and a clear value proposition. But it also offers something colder assets rarely have: commercial soul.~~If you are looking for a rural guest house for sale in Buñol, a tourismrelated investment in inland Valencia or a property with the capacity to become accommodation with identity, this house deserves serious analysis. And perhaps a visit with an entrepreneurial eye: not only to see what it is today, but to understand what it could become.

property details

Spanishstate id: **6389528**
reference:: **aac-casarural309**
close to/ located: **Buñol**
region: **Hoya De Buñol**
property type: **house**
rooms: **5**
property surface: **245 m2**
surface plot: **336 m2**
price: **€ 309.000**

contact

real estate agent: **Bolsa Inmobiliaria Valencia**
name: **not available**
spreekt: **not available**
telefoon: **+34625099120**