



Rural Hotel of 4 floors, with 26 rooms, panoramic terrace and swimming pool, located on the bank of the River Guadiana in Guerreiros do Rio, municipality of Alcoutim.



## Informazioni sull'Agente

Nome:	João Vitorino
Nome della ditta:	Legacy Group Real Estate Consulting
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

## Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,463,637.6

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Faro
Indirizzo:	Alcoutim e Pereiro
Pubblicato:	03/06/2022

Descrizione:

Hotel located on the bank of the Guadiana River in Guerreiros do Rio, municipality of Alcoutim.

Building of 4 floors destined to Rural Hotel, with 1.320m<sup>2</sup> of covered area and 6.539m<sup>2</sup> discovered, which is an integral part of the mixed building called Cerro do Posto in Guerreiros do Rio, with a total area of 27,707m<sup>2</sup>.

On the lower floor there is a large technical area with several compartments for all installations, infrastructure and support units. On the upper floor (panoramic floor), is located the dining room, lobby kitchen, breakfast room, panoramic terrace and swimming pool. It has 26 rooms (4 suites and 22 doubles), spread over 2 floors.

The privileged location, in rural environment, allows you to enjoy panoramic views over the Guadiana River and put the development in a summit position for accommodation unit to support nautical activities, namely canoeing, sailing, as well as hunting tourism.



The development is 10km from the village of Alcoutim erected on the Guadiana River and where it is possible to embark to make the descent of the river or visit the picturesque Spanish village 'Sanlúcar De Guadiana' which is located on the other bank.

The village of Alcoutim is also known for its well-preserved medieval castle, its picturesque historic center, the river beach of Pego Fundo, which holds a blue flag and its traditional annual festivals that take place during the month of September and which has as its highlight the fireworks on the river.

The site benefits from reasonable urban road accesses, being accessible by EM 507, EM 507-2, Via do Infante (A22) and IC27, the latter two being from Vila Real de Santo António that is about 40kms from this village.

Even in need of strong renovation, it is an excellent opportunity for investment and profitability!

At Legacy Group we have at your disposal Support in the Financing process (if required). Our agency has the service of Credit Intermediaries Authorized by Banco de Portugal. If you need funding, we can help.

Mark your visit now! - REF: GM011

Nuovo:	No
Costruito:	2009

## Comune

Camere da letto:	26
Bagni:	30
Finito piedi quadrati:	6539 mq
Dimensione del lotto:	27707 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: GM011

