



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 1,600,000

Location

Country: Portugal
State/Region/Province: Braga
City: Terras de Bouro
Posted: Sep 26, 2026

Description:

3-STAR HOTEL IN OPERATION NEXT TO THE CANIÇADA RESERVOIR — GERÊS
BELEZA SERRA GUIDE HOTEL | Property, tourism operation and equipment included

* In the heart of one of Portugal's most emblematic natural destinations – the Peneda-Gerês National Park – an opportunity arises to acquire a fully operational 3-star hotel, located in Vilar da Veiga, Gerês, right in front of the Caniçada Reservoir.

The Beleza Serra Guide Hotel benefits from a privileged location, overlooking the reservoir and mountains, in the immediate vicinity of river beaches, with easy and quick access to the village and the Gerês Thermal Baths, the Sanctuary of São Bento da Porta Aberta and the main tourist attractions in Gerês.

* The sale includes the property, the hotel operation, the equipment, the furniture, the contents, the trademark and the digital presence, allowing immediate continuity of activity by the future owner or operator.

* The Hotel

The establishment holds Operating Permit No. 18/2020, issued by the Municipality of Terras de Bouro on June 4, 2026, classifying it as a 3-Star Hotel.



It features:

- 15 rooms with private bathrooms, 7 single and 8 double, as per the Operating Permit;
- Total capacity of 23 beds;
- 2 of the 15 rooms are on the ground floor, one equipped for guests with reduced mobility;
- The front rooms have balconies and terraces with direct views of the reservoir and the surrounding landscape;
- Structured reception area with living room;
- Large common room for restaurant and breakfast;
- Bar;
- Outdoor terrace;
- Private parking for approximately 15 vehicles;
- Kitchen, pantry, laundry, and industrial technical areas, duly equipped;
- Restaurant authorized by the aforementioned license, with a capacity for 40 seats inside, complemented by another 48 seats on the large outdoor terrace overlooking the reservoir and mountains, providing excellent potential to strengthen the restaurant component, hold events, and serve guests and external clients.

* Property Characteristics

The building is developed on a ground floor, first floor, and complementary spaces on the upper floor, presenting an approximate usable area of 797 m².

Located on a plot with a real area of approximately 2,500 m², it has parking areas, a terrace, and land at the rear.

It underwent reconstruction, expansion, and extensive renovation in 2018/2019, was licensed in 2020, and is currently in excellent condition.

Among the existing equipment and solutions, the following stand out:

- Air conditioning in all rooms;
- Heating in common areas;
- Hot water production system;
- Heat pump;
- 10 solar thermal panels, great added value in terms of energy;
- Wi-Fi connection;
- Professional kitchen, pantry, laundry and bar equipment;
- Class B energy certificate.

* Excellent tourist location

The hotel is located in an area particularly attractive for nature, adventure, thermal, religious and leisure tourism.

Among the various points of interest are the following:

- Caniçada Dam and some of its river beaches — practically opposite;



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- Gerês Village — approximately 4.8 km;
 - Gerês Thermal Baths — approximately 5.1 km;
 - Sanctuary of São Bento da Porta Aberta — approximately 5 km;
 - Vilarinho das Furnas Dam — approximately 18.9 km;
 - Portela do Homem Waterfall — approximately 16.7 km;
 - Border with Spain / Portela do Homem — approximately 17.4 km;
 - Braga — approximately 38 km;
 - Porto — approximately 89 km;
 - Francisco Sá Carneiro Airport (OPO) — approximately 86 km.

The surrounding area offers river beaches, waterfalls, ecological trails, nautical activities, mountain landscapes, regional gastronomy, and privileged access to the National Park.

* A business and an operation, ready to continue and develop

This hotel, being officially authorized to operate year-round, allows for full occupancy, given that this region is famous not only for thermal tourism but also for all other types of tourism it offers.

* The acquisition includes:

- Furniture and furnishings for the rooms;
- Kitchen, restaurant, bar, and laundry equipment;
- Trademark and brand;
- Domain and website;
- Social media presence;
- Accounts on booking platforms;
- Other elements necessary for the continued operation.

* The operation also presents potential for strengthening the restaurant sector, increasing direct bookings, developing nature and wellness programs, and exploring themed stays associated with Gerês.

Professional photographic report, aerial video taken by drone, and virtual tour allow you to learn about the project in detail before an in-person visit.

The economic and operational elements of the operation can be made available to duly identified potential buyers, after demonstrating financial capacity and a commitment to confidentiality.

In fact, it constitutes a solid and secure investment opportunity.

Sale Price: €1,600,000

NOTES:

- The areas listed in the land registry and property documentation are undergoing rectification, with the owners committing to carrying out the necessary regularizations. All information must be confirmed through the applicable legal, technical, and urban planning documentation.



- For additional information, access to documentation, or to schedule a visit, please contact us. The identification of interested parties and their respective investment capacity may be requested before the provision of confidential information.

#ref: 171432

Common

Bathrooms:	20
Finished sq. ft.:	797 sq m
Lot Size:	2500 sq m

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/ZAZY-T110520/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	171432
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