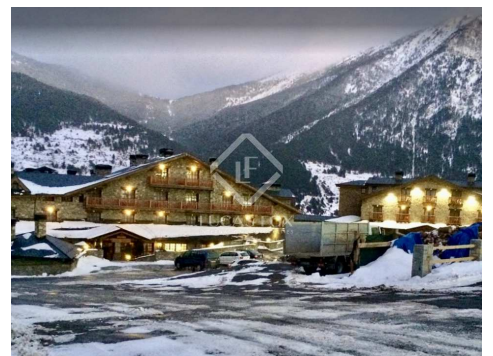


Price on request Hotel - For sale  
**Excellent hotel for sale in Alt Urgell, Andorra**

Andorra » Alt Urgell » 25788

**5,050m<sup>2</sup>**    **46,440m<sup>2</sup>**  
Floorplan    Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Magnificent hotel for sale in Ós de Civís in the heart of the Alt Pirineu natural park and just 15 kilometers from the centre of Andorra.

Lucas Fox presents this fabulous three-star hotel fully operational in the town of Ós de Civís. This business has more than 50 years dedicated to the hospitality vocation, which focuses on offering a refuge for rest and local gastronomy; and all surrounded by nature. The hotel, located in an incomparable natural environment, is designed to offer its guests privacy and relaxation.

It is a hotel complex with a total of 48 rooms and additional amenities such as a shop, gastronomic restaurant and a complete spa with a heated pool, cold water pool, dry sauna coated with salt from the Himalayan mountains, hamman or Turkish bathroom, cabin of ice, thermal loungers and a double massage cabin with views of the valley. The hotel is active and is prepared to continue developing high-level activity, just as it has been doing since its inception.

It has a total constructed area of 5,050 m<sup>2</sup>, distributed in four buildings on a plot of 46,440 m<sup>2</sup>, in an unparalleled natural environment.

Its main building stands out, with five floors, with an area of 3,367 m<sup>2</sup>, which houses the communal areas: a large reception, guest toilets, a spacious restaurant with large windows overlooking the valley that allow you to enjoy natural light and a dining room. cozy living room with fireplace that invites guests to relax. On the upper floors we find the rooms, large and spacious, fully equipped. On a lower floor we discover the glass-enclosed spa area with beautiful views, where the heated pool, the hamman and the dry sauna coated with Himalayan salt stand out.

The second building has an area of 1,128 m<sup>2</sup> distributed over three floors. The ground floor houses a shop with self-produced artisan products and souvenirs. The first and second floors are intended for guest accommodation.

The next building, La Borda, with an area of 444 m<sup>2</sup> distributed over two floors, is intended entirely for housing the hotel staff.

Finally, the machine rooms and warehouses are located in a small 110 m<sup>2</sup> building attached to the hotel.

Get in touch to find out more about this excellent project or to arrange a viewing.



[lucasfox.com/go/and45877](https://lucasfox.com/go/and45877)

Mountain views, Terrace,  
Indoor swimming pool,  
Heated swimming pool, Garden, Spa,  
Jacuzzi, Concierge service, Lift,  
Wooden flooring, Natural light,  
High ceilings, Parking, Wheelchair access,  
Views, Storage room, Service lift, Playroom,  
Playground, Pet-friendly, Panoramic view,  
Heating, Fireplace, Exterior,  
Equipped Kitchen, Double glazing,  
Domotic system, Built-in wardrobes,  
Barbecue, Alarm

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