

€800,000 House / Villa - For sale

## Charming boutique hotel in excellent condition for sale in Ferreries, exclusively available with Lucas Fox

Spain » Balearic Islands » Menorca » Ferreries » 07750

**5** Bedrooms    **5** Bathrooms    **160m<sup>2</sup>** Floorplan    **50m<sup>2</sup>** Plot size    **10m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 971 484 121 • menorca@lucasfox.es • lucasfox.com • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

## Welcoming Bed & Breakfast in the old town of Ferreries, Menorca.

This charming Bed & Breakfast, with a built area of 160m<sup>2</sup>, has 5 bedrooms with private bathrooms and is located in the old town of Ferreries.

The hotel is distributed over 3 floors and the renovation has preserved the classic Menorcan style with typical Marés vaults and hydraulic floors in the entrance.

On the ground floor we find a lobby that also serves as a breakfast room, a living room and a kitchen with a laundry area.

On the upper floors we find the 5 bedrooms with private bathrooms, tastefully decorated and with close attention to even the smallest details, with microcement floors, doors painted in light blue and air conditioning for maximum comfort. The bedroom on the top floor has wooden floors and access to a private 8m<sup>2</sup> terrace.

The hotel has received an excellent response since its opening, with great occupancy rates throughout the season. It would be possible to attach to the hotel an adjoining 3-bedroom house with private bathroom, which currently provides high return (not included in the price).

A great investment and profitable business opportunity in Menorca.

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Terrace, Natural light, Mosaic tile flooring,  
Utility room, Heating, Double glazing,  
Air conditioning

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