

€500,000 House / Villa - For sale

Stone cottage offering 10 bedrooms, an active rental business for sale in Santa Mariña de Aguas Santas-Allariz, Ourense

Spain » Galicia » Ourense » 32668

10	11	536m²	766m²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 886 908 295 • vigo@lucasfox.es • lucasfox.com • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

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OVERVIEW

Excellent opportunity to acquire a charming stone cottage with 10 bedrooms, a private garden area and an active rental business near the lovely town of Allariz-Ourense.

Just a short drive north-east of the lovely town of Allariz in Ourense in Galicia, Spain, we find the beautiful small village of Santa Mariña de Aguas Santas with lots of history and charm.

In the small town, we find the charming stone cottage that dates back to the early 1880s, but a few elements date back to the original stones of the Roman church located in the same plaza. You can still find unique features from its original state.

The home has been adapted through renovations and updates and converted into a small guest house. Still active and functioning with a repeat guest list, a good rating on web portals and the potential to transform the property into a small restaurant.

The property has a welcoming exterior patio which leads to the cottage featuring beautiful landscaping with mature trees, plants, flowers and the historic cross giving it a private and green area for guests.

Once inside, we are welcomed by the reception area, where we find the lounge on the right-hand side with a fireplace. On the same level, we see the large dining room area, two guest toilets, commercial kitchen, storage and utility room.

On the next level, we find the prominent guests' dining and living rooms offering high ceilings and exposed woodwork—an area filled with charm, many original features and character.

On the first floor, we find a sleeping area for guests. On this level, we find 6 double en-suite bedrooms and a small sitting area, which leads to the upper outer garden section.

The private residence is on the top floor, which can be converted into more rental bedrooms. Here we find a small lounge area, 4 bedrooms and 2 bathrooms.



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Garden, Private garage, Wooden flooring,
Natural light, High ceilings, Well,
Utility room, Storage room, Heating,
Fireplace, Equipped Kitchen,
Double glazing, Chill out area,
Built-in wardrobes, Barbecue, Balcony

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Outside, we find an easy-to-maintain garden area. There is an oversized garage and storage area, which need to be updated. This can be used for storage or converted into more guest space.

The property is on a hilltop surrounded by lush areas, outdoor seating to relax or read a book, lovely pathways, and fabulous all-season plants and flowers.

This property would be suitable for investors looking to purchase and generate a rental income from its active business or anyone looking for a lovely charming cottage to live in and, at the same time, rent the guest house to guests and have an active rental business.

The property is sold with furniture, appliances and an active business.

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