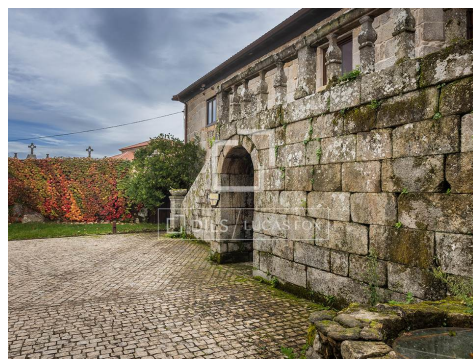


€1,370,000 Pazo - For sale - New listing

**Outstanding Galician-type pazo for sale dating back to the 17th century, with a unique design and operating business in Parada do Sil, Ribiera Sacra-Ourense.**

Spain » Galicia » Ourense » 32740

7	11	738m <sup>2</sup>	3,771m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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The property is being sold with an operating business, which includes goodwill, hotel and restaurant licenses, and all current furniture and equipment. Additionally, there is potential for further business opportunities, making this an attractive package.

In the Ribiera Sacara, in the province of Ourense, we find this unique architectural opportunity: the purchase of a property dating back to 1666, fully renovated in 2017 and completed in 2019.

The property has been fully renovated to meet today's needs in efficiency and modernism. It currently holds a hotel operating licence. The hotel is fully functional and holds a fully operational restaurant and 7 en-suites bedrooms. Furthermore, it boasts an impressive 85% average annual occupancy rate since 2020, demonstrating its established presence and profitability in the hospitality market.

The total land area of the property measures 3,777 sqm and offers open garden areas on the west and east sides, as well as an open terrace area. It is currently in use for guest parking and events. There is the possibility of adding a swimming pool and more garden area. The total built area of the property is 738 sqm, including the historic pazo, terraces, storage room, and exterior restaurant.

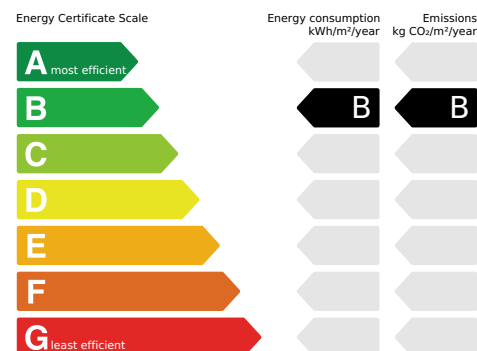
Once we arrive at the property, we are welcomed by a lovely path that leads to the guest parking area. Here we have access to the exterior summer restaurant and terrace area with a chill-out section.

Once inside, we arrive at the guest reception hall, which features a lounge area for guests to enjoy and relax. Down the hall, we find the restaurant area, adaptable for all guests and outsiders. With an industrial kitchen area, finished with stainless-steel appliances and adapted for the hotel. The seating area can house 40/50 people.



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Mountain views, Terrace, Garden, Jacuzzi, Lift, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Parking, Wheelchair access, Well, Utility room, Storage room, Service entrance, Renovated, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning



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Upstairs, we have the guest sleeping area, with 7 en-suite bedrooms, adapted for people with disabilities. On the east terrace, we have an open area that can be used for private events or to welcome guests. Picture hosting a signature event, such as 'Sunset Vineyard Weddings' for up to 120 guests, where the terrace transforms into a picturesque backdrop of unforgettable moments. Imagine the terrace adorned with elegant décor, basking in the warm glow of a setting sun, creating a romantic and lucrative scenario that draws visitors seeking unique experiences in the Ribiera Sacra. This story turns square metres into cherished memories and profitable ventures.

The property is equipped with an industrial laundry service and an energy-efficient heating and cooling system, both of high quality and in line with today's needs and efficiency standards.

For those with a serious interest, we offer an exclusive opportunity to request the financial and budget documents, which demonstrate the property's year-on-year profitability.

To unlock this insider information, please consider signing a Non-Disclosure Agreement. Contact Lucas Fox to take the next step in gaining privileged access. For lifestyle families, this property represents a wonderful opportunity to reside in the picturesque Ribiera Sacra while running a thriving business.

The spacious accommodations and serene surroundings offer a perfect environment for raising a family, with the added benefit of managing an established hotel and restaurant. Enjoy the personal satisfaction of hospitality, welcoming guests who appreciate the area's unique beauty.

For hands-off investors, this property is an attractive investment option, offering the opportunity to benefit from the existing local team that efficiently manages operations year-round. This setup provides peace of mind and steady returns, as the business continues to prosper in this sought-after destination.

For further details and tailored options aligned with your aspirations, we are ready to provide more information upon request.

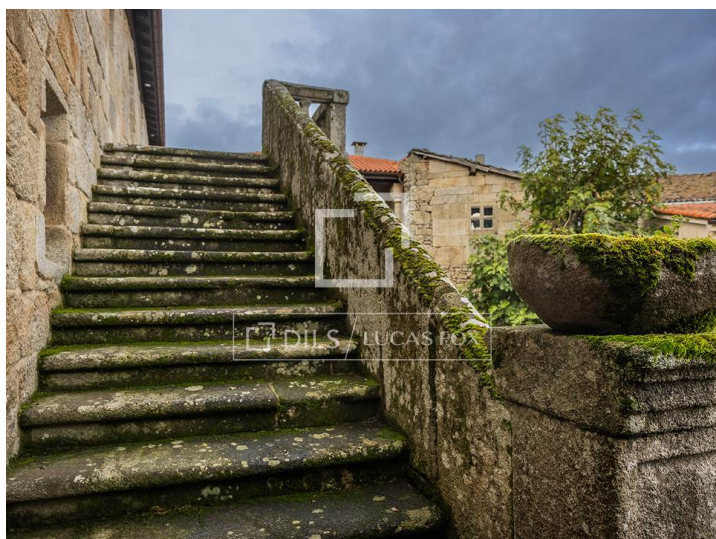
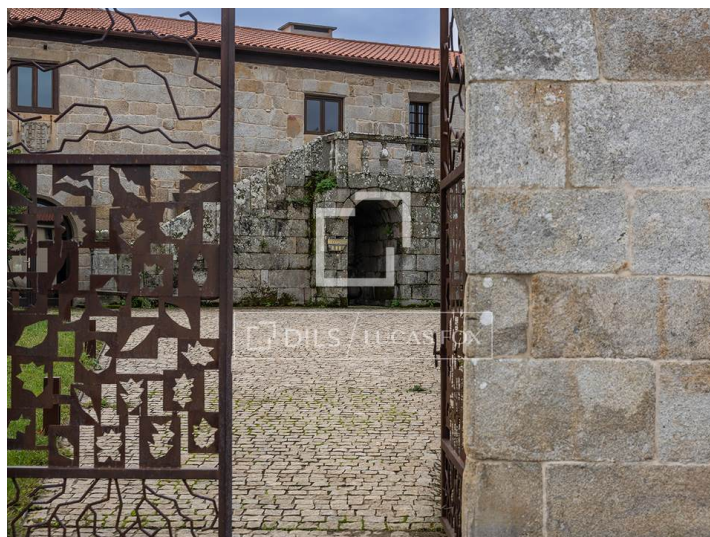
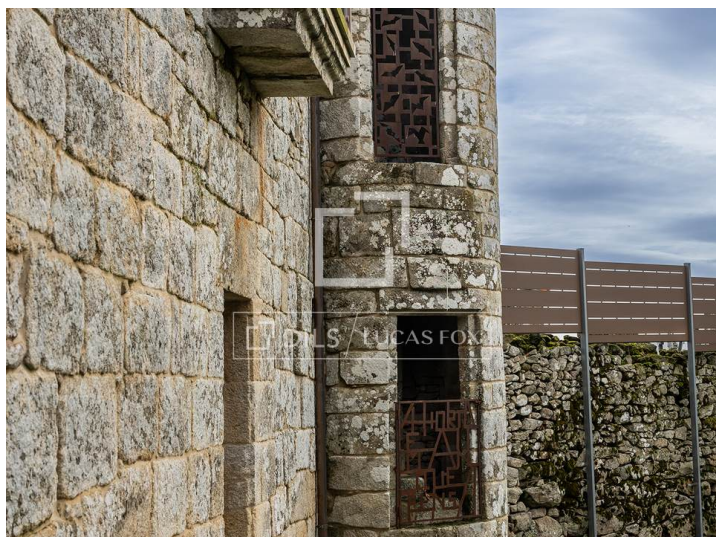
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