



**Property type :** Villa

**Location :** Barbarroja

**Area :** Alicante

**Bedrooms :** 6

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 501 m<sup>2</sup>

**Plot area :** 2614 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 40 mins

**City :** 30 mins

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Solar Power

✓ Fireplace - Log Burner

✓ Furnished

✓ Mains Electric

✓ Walking Distance To Town

✓ Utility Room

✓ Mains Sewerage

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Terrace

This property is located in Barbarroja (Orihuela) and consists of a country house with license for hotel & restaurant (casa rural). The house is located on a plot of 2.614m<sup>2</sup> and everything is ready to start the activity directly. The house is surrounded by nature and only 5 minutes by car from the nearest town, where you will find all the necessary shops. The property is located less than 45 minutes from Alicante and 30 minutes from the city of Murcia with its large shopping centers.

The property is 322m<sup>2</sup> bit. On the ground floor it consists of a reception, a common room, laundry room, kitchen, breakfast area, attic (storage) and 5 complete double bedrooms, with bathroom and terraces. On the upper floor, you have a living room, 2 bedrooms, 1 bathroom and 1 terrace. This part is reserved for owners. On the land, you have a completely renovated caravan, with a bedroom and a complete bathroom, fitted out for 2 people. The common areas consist of gardens with different rest areas, as well as a pool-bar area with capacity for at least 45 people.

The property has a bar/restaurant of 179m<sup>2</sup>, indoor capacity for 25 people and outdoor capacity for 80 people, all with facilities and operating licenses. Next to the garden is a space allowing the parking of about 12 vehicles. The facilities and common areas are in perfect condition. They have LED lighting and are powered by solar panels with an energy production capacity of up to 20 kWh per day. The outdoor common areas and the swimming pool have a night lighting system. The property will be sold fully furnished and with Casa rural tourist license.

Barbarroja

Barbarroja is a small village nestled in the countryside with mountain views, amongst the vines, almonds and olives. The village has a population of around 200. The nearest town is Hondón de los Frailes 3 km away. El Fondo Nature Reserve is 25 km from Barbarroja and Orihuela Town Centre is 35 minutes' drive

