DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Alte

Preis auf Anfrage

Ref: SVP1781A

With this B&B in the beautiful hilly countryside of Alte, there is an opportunity to take over an active and succesful luxury B&B with a great return on investment.

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Looking for a B&B in Portugal or an investment for rental? With this B&B in the beautiful hilly countryside of Alte, there is an opportunity to take over an active B&B. All rooms were renovated in 2020 and with an eye for detail, the entire property is beautifully finished and decorated. This has truly created a luxury boutique B&B. This is reflected in the positive guest reviews this B&B keeps receiving. The current owners have realised this B&B with a lot of passion and transformed it into one of the most beautiful B&B gems in the Algarve.

A season from mid-March to the end of September has been chosen for 2023 and an occupancy rate of 64% has already been achieved. This means a 6% return which can only increase and possibly be expanded.

Current prices charged per room per night for 2 persons:
November to March € 100 - € 110
April and May € 110 - € 120
June to October € 130 - € 140

The current owners offer the above prices including breakfast with a minimum stay of 3 nights. Bookings are running well and guests are positive about their stay.
With a recently installed swimming pool and stunning views over Alte's hilly countryside, this B&B gets an average of 9.7 out of a total of 10 points from guest reviews.
Some words from guests:

"The view was breathtaking. The room we stayed in was beautiful. Every morning we looked forward to the delicious breakfast all over again. We had such a good time here that we hope to come back here again soon! "

"Incredibly nice stay at this B&B, with a beautiful location and view, yet close to the beaches!
Fine rooms, delicious and extensive breakfast and insane swimming pool !
B&B is really recommended and a place to return to."

It is possible for owners to live in the B&B themselves, as there is an owners' area with living room, kitchen and dining room, toilet and an en-suite bedroom. In addition, there are then 4 en-suite B&B rooms, all with private entrances to rent out. If you already own a property and are looking for an investment, the owners' area could also serve as a shared space for guests.

The B&B bedrooms have their own shower, sink and toilet. Two on the ground floor in boutique style with baroque colour tones and two on the first floor in country style with beautiful high ceilings with wooden beams. All bedrooms have fitted wardrobes and have air conditioning for both cooling and heating. The rooms have their own entrance from outside but it is also possible to include them in the owners' area to create one big house. There is also WIFI.

The owners' area has a spacious living room, where the high ceilings with wooden beams are a real eye-catcher. A few steps down from the living room you will find the kitchen with dining area, spacious kitchen with appliances and American fridge. You will also find the guest toilet here.
Both the living room and kitchen have a pellet burner and the living room has electric floor heating. From the kitchen you have access to a spacious covered terrace.

A few steps up from the living room is the bedroom, which has fitted wardrobes and a private bathroom with bath and shower. You have beautiful views from the bedroom over the countryside.

Outside, there are several terraces at high and low levels where you can enjoy the peaceful views. There is also a recently constructed beautiful swimming pool located at a lower level than the country house, with panoramic views. Next to the house, there is a spacious yard with plenty of parking spaces. Around the house, pool and terraces there is beautiful warm lighting.

There is a solar heating system for hot water for the guest bedrooms with a gas boiler as a back up and a water softener.

Quiet and rural location but not completely isolated. Just a 5-minute drive from the town of Alte where you will find several restaurants, the bank and pharmacy, among other things. Also here are the famous natural spring 'Fonte Grande' and the waterfall 'Queda do Vigário'. It is a 35-minute drive from the coast and 45 minutes from Faro airport. From the B&B, guests can take delightful trips to Alte, Silves, Loulé or various coastal towns. Walking and cycling are also ideally suited in this area.

area.

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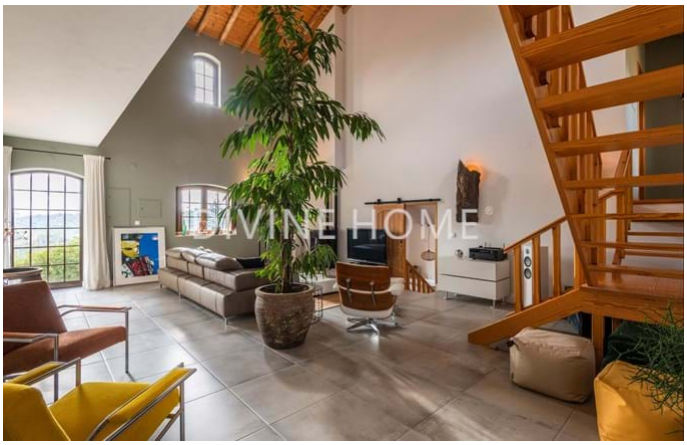
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Allgemeine details

- Baujahr : 2010
- Hausart: Freistehend
- Blick: Landblick, Bergblick, Blick auf den Garten
- Schwimmbad: Privates Schwimmbad
- Parkplatz: Privatparkplatz
- Aussenbereich: Privatgarten
- Heizung
- Wasserversorgung: Bohrloch
- Abwasserentsorgung: Klärgrube

Innenraumdetails

- Heizung: Under floor heating (electric), Klimaanlage (Heizung + Kühlung) , Pelletbrenner
- Warmwasser: Boiler (Gas), Boiler (Sonnenkollektoren)
- Isolierung: Doppelverglasung, Wärmedämmung, Isoliertes Dach
- Möbel: Möbel verhandelbar
- Küche: Vollständig ausgestattet, Backofen, Spülmaschine, Kochfeld (Gas) , Kühlschrank / Gefrierschrank, Zugang zum Garten
- Badezimmer: Bad, Dusche, Bidet
- Schlafzimmer: Einbauschränke, Klimaanlage, Zugang zur Terrasse, Eigenes Badezimmer
- Ausrüstung: Fensterläden
- Energieausweis: D

Außendetails

- Schwimmbad: Chlor, Privat
- Außenbereich: Privatgarten
- Parkplatz: Privatparkplatz
- Ansicht: Landblick, Bergblick, Blick auf den Garten
- Abwasserentsorgung: Sickergrube

- Wasserversorgung: Bohrloch
- Strand: 30 Minuten Autofahrt
- Supermarkt: 5 min. Autofahrt
- Restaurant: 5 min. Autofahrt
- Klinik: 5 min. Autofahrt
- Airport: 50KM
- Eigentum: Privatbesitz (Onshore)