

**Sales - Commercial - Coín**  
**2.800.000€**



**Ref.-ID: R4659364**

**Coín**

**Commercial**



**14**



**16**



**300 m2**



**10000 m2**

Unique opportunity! For sale, a remarkable building ready to be transformed into a charming rural hotel. Spanning 10,000 square meters, this former Civil Guard barracks, meticulously renovated with high-quality structure and exquisite taste, is the gem investors have been waiting for. Key features: • Elegant Reception area • 14 rooms and 16 private bathrooms • Parking for 42 cars and 2 buses • Project ready for a large artificial lake pool • Kitchen with terrace • Rural tourism-ready electrical installation • BBQ area for unforgettable events • Private well with 15,000 cubic meters of water, ensuring a constant supply • 80 meters of solar panels with battery, providing eco-friendly and sustainable energy

As you explore this captivating building, an elegantly designed reception and a kitchen with a terrace welcome you, offering a glimpse of the hospitality this rural hotel has to offer. On the ground floor, a cozy space with two bathrooms awaits, perfect for welcoming guests. Heading to the two-story first wing, you'll discover a duplex room with its own bathroom and two single rooms, each with a private bathroom. The layout is carefully planned to provide comfort and privacy to every visitor. Exploring the two-story second wing, you'll immerse yourself in a charming environment. Each floor houses three single rooms with bathrooms, a single room without a bathroom, and a spacious family room with two bathrooms to cater to family needs. Additionally, on the second floor, the exciting possibility of creating three more eco-friendly rooms is envisioned, with a charming wooden structure adding a distinctive touch. Every corner of this transformed rural hotel retains the natural stone of the original building as part of its decor, reminding you of the rich history and quality this property offers. Located in the idyllic rural setting of Coín, this hotel promises a unique and authentic experience. Noteworthy for its ecological efficiency with solar panels and the potential for additional eco-friendly rooms. Moreover, the hotel is an ideal venue for large events, leveraging its ample space and attractive facilities. Don't miss the chance to be part of the growing popularity of rural tourism. Contact us for more details and discover the potential of this incredible project!

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Country</li><li>✓ Village</li><li>✓ Close To Town</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Recently Renovated</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Country</li><li>✓ Panoramic</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Barbeque</li></ul>
<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Photovoltaic solar panels</li><li>✓ Solar water heating</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li></ul>