



Location: Cortes de La Frontera, MÁLAGA

DELIGHTFUL RIVERSIDE PROPERTY – B&B / WEDDING VENUE / RENTALS / RETREAT / SEPARATE LIVING ACCOMMODATION

An immensely charming riverside property, currently operating as a popular Boutique B&B, wedding venue & holiday rental business. The property has recently been reformed and re-branded with the intention to create a flexible & diverse rural tourism enterprise or retreat centre.

Casa del Rio is situated in an exceptionally pretty area of the Serranía de Ronda, alongside the Guadiaro River, in a very small hamlet called Cañada del Real Tesoro (5 mins drive into Cortes del Frontera, 35 mins from Ronda & 15 mins from the famous 'white village' of Gaucin).

The property dates back to the turn of the century and was originally the village "Posada" (The Inn). It was first converted into a 5 bedroom hotel and restaurant in 2000. Since then it has changed hands several times and more recently (pre-Covid) has been rented out purely as a holiday home to large groups & private parties.

Now fully reformed and in excellent condition, the owners have created a beautiful property for new owners to take full advantage of the diverse tourism opportunities it offers.

Casa del Rio comprises 3 levels:

UPPER FLOOR:

5 spacious guest bedrooms, each having a small sitting area, fitted wardrobes, ensuite bath or shower room. The rooms have double height vaulted beamed ceilings, part exposed stone wall features & ceiling fans. All but one room has beautiful views of the river. There is also a laundry room & linen store.

From this level there is access to the roof terrace, styled as a Moroccan 'chill-out' area, which has wonderful views of the river and surrounding countryside.

GROUND FLOOR:

The main entrance to Casa del Rio is located at street level and consists of the communal public rooms: large living room with open fireplace and white washed beamed ceilings, a fully fitted bar area, dining area, professionally fitted kitchen and pantry store, a cosy TV lounge/reading room & 2 toilets. In addition, there is a self-contained 2 room Suite with bathroom, dressing room & small service kitchen. This Suite has a connecting door to the communal areas and a private entrance door to the street. This Suite has been designed to be used as a private apartment for the owners, or rented as a luxury 1 bedroom suite.

On this floor there is access to a stylish interior patio/courtyard, which has a swimming pool (7m x 3m), sun terraces, shower, two more storage rooms & two different dining areas. There is also access to the upper floor 'Moroccan themed' roof terrace,

DETAILS:

Bedrooms : 12

Built m2 : 923

Plot m2 : 300

FEATURES:

Terrace/s

Swimming Pool

Scenic Views

Patio

Internet

Guest annex

Garden

Courtyard

From the main salon/bar there is access to a full length covered terrace, running almost the length of the property. This terrace has comfortable seating areas and dining area for up to 18 guests.

LOWER GROUND FLOOR & TERRACES:

A staircase from the terrace leads down to the lower terraces, garden and river frontage. At this level there is a very unique & interesting feature - a water channel that forms a little stream which runs the length of the property. Another attractive feature are the wooden bridges connecting to the three lower ground bedrooms, which were constructed in 2009 as private accommodation for the owners. At the moment, these rooms do not form part of the rental rooms available to the public.

There are several spacious terraces, a BBQ area with a built-in food preparation area, including a sink, cupboards and both gas & charcoal BBQ's.

Casa del Rio is an ideal wedding venue for up to 60 guests. It is operating as a turn-key ready to go business, with an opportunity to enhance or expand the business in several different directions by a new owner. Hand-over training is available if required.

THE HOUSE (Owner's Home):

This is a double-fronted traditional village house with 2 large terraces overlooking the River Guadiaro and a small area of garden. The house is only 50m from Casa del Rio. It is fully renovated and comprises 3 beds/2 baths. This spacious, light and airy home benefits from double glazed hermetically sealed windows & exterior doors, a wood-burning stove, and ceramic/terracotta tiling throughout the ground floor. The fitted kitchen is open-plan. Both bathrooms are modern & spacious.

Property particulars are believed to be correct, but their accuracy is not guaranteed and do not form part of any contract. A property description may be changed or a property withdrawn from the market without notice. Price does not include purchase costs.



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