



**Quelfes**

**850,000 €**

**Ref: SVP1378-A**

This is an excellent opportunity to combine living and working. This beautiful b&b has 6 rentable rooms and a beautiful, separate owner's house to generate sufficient income all year round and to enjoy the wonderful life under the sun.



300sm



12971sm



7



7



YES

This is an excellent opportunity to combine living and working. This beautiful b&b has 6 rentable rooms and a beautiful, separate owner's house to generate sufficient income all year round and to enjoy the wonderful life under the sun. The b&b is very popular with the guests. There is peace, space and privacy, the rooms are all very tastefully decorated, in the spacious garden there are many places to relax and there is a lovely large swimming pool. In short, are you the host/hostess who wants to give the best to the customers, and live comfortably in privacy yourselves in the meantime? Then this could be your new challenge!

On arrival, park your car in the parking lot created especially for the guests and walk through the rock garden via a path to the accommodation. The typical southern Portuguese style is immediately noticeable. Whitewashed thick walls, wooden shutters, large terracotta pots, beautiful! On the left side are the 6 spacious rooms, each with its own entrance. The rooms are of course also equipped with a private bathroom and terrace. There is a cozy communal terrace where guests can come together, dine together, etc. The rooms are surrounded by the beautiful, natural garden with olive trees, carob trees, rockeries and from the garden there is free access to the lovely swimming pool which is situated a little further away and has a sundeck and grass all around for lazing in the sun.

The owner's house is detached, on the right side of the shared terrace and offers a lot of privacy due to a lockable, covered terrace with a view of the private orange grove. How idyllic! It has a living room, spacious kitchen, bedroom and bathroom. If desired, the kitchen provides access to the shared terrace, making it easy to serve breakfast.

The location is also perfect; half an hour's drive from Faro airport, only 3 kilometers from the coast, in a rural location in a very popular area near the village of Moncarapacho where there are several good, affordable restaurants. Close to the typical fishing town of Olhão where you can find freshly caught fish, fresh vegetables, etc. every morning at the large fresh market. There is much to see and do in the area for your guests. How about snorkeling, looking for seahorses, in the Ria Formosa. Boat trips where you can spot dolphins, cultural activities, food festivals, etc.

The b&b is actively running at the moment and the whole is in a very good condition. All papers are present. We cordially invite you for a viewing!





## General details

- Year of construction: Pre1951
- Type: Detached
- View: Countryside views, Garden view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Sewerage: Septic tank
- Furnished

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Shower, Heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Sliding doors, Shutters, Mosquito nets, Satellite TV
- Other areas: Pantry, Storage / utility room, Annex
- Lay-out: Ground floor
- Energy certificate: D

## Exterior details

- Pool: Private
- Pool size: 6x12m
- Outside area: Private garden, Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- Beach: 20 min. by car
- Golf course: 15 min. by car
- Golf course: On the golfcourse
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 10KM
- Ownership: Private ownership (On-shore)