

## B&B for sale in C3mpeta

290,000 €

Reference: R4804375 Bedrooms: 5 Bathrooms: 5 Build Size: 171m<sup>2</sup>





## Axarquía, Cómpeeta

### Charming Renovated Townhouse with B&B Potential in the Heart of Cómpeeta

This beautifully renovated townhouse, located just off the main Plaza in the vibrant village of Cómpeeta, offers a unique opportunity to own a fully operational and licensed bed & breakfast or a spacious family home. With its perfect blend of traditional character and modern comforts, this property is ideally positioned near popular bars and restaurants, and only a short drive from the coast.

#### Key Features:

- **Prime Location:** Situated in a prominent position just steps from the main Plaza, this property is surrounded by the charm and energy of Cómpeeta's lively community.
- **Fully Licensed B&B:** The property includes four rental rooms, three with en-suite bathrooms, and one with a private bathroom. Each room is tastefully furnished with modern amenities including air conditioning, double-glazed windows, and smart TVs.
- **Private Owners' Accommodation:** The top floor is dedicated to the owner's private living space, featuring a cozy living room with a wood-burning stove, a double bedroom with fitted wardrobes, and an en-suite wet room.
- **Spectacular Roof Terraces:** Enjoy panoramic views of the Mediterranean Sea, surrounding countryside, and village rooftops from the expansive roof terraces. The terraces are designed for relaxation and entertainment, complete with an outdoor kitchen, dining area, and shaded spaces for comfort during hot summer days.
- **Modern Interior:** The interior of the property has been meticulously updated with new electrics, plumbing, air conditioning, and contemporary bathrooms, while still retaining original features like traditional ceiling beams in the lounge and kitchen.

#### Accommodation Details:

- **Ground Floor:** A welcoming reception area leads to two double bedrooms, each with an en-suite shower room.
- **First Floor:** Two additional double bedrooms, one with an en-suite shower room and the other with access to a private bathroom, all off a central landing.
- **Second Floor:** A fully equipped kitchen and dining area used for guest breakfasts and owner's personal use, along with two storage rooms and a small terrace.
- **Third Floor:** The owner's suite includes a double bedroom with an en-suite bathroom and a living area that opens onto the roof terraces.

#### Additional Features:

- **Convenient Car Access & Parking:** Easily accessible by car with nearby parking available.
- **Furnished & Ready to Operate:** The sale includes all furniture, equipment, and the goodwill of the established business, making it a turnkey opportunity.

This magnificent townhouse in Cómpeeta is not just a property; it's a lifestyle opportunity. Fully renovated and located in a prime position, it combines traditional Andalusian charm with modern conveniences, making it perfect for those looking to continue a thriving business or simply enjoy a spacious, beautiful home in one of Spain's most picturesque villages.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Solarium

### Views

Mountain  
Country

### Furniture

Fully Furnished

### Category

Resale

### Orientation

South

### Setting

Close To Shops  
Village

### Kitchen

Fully Fitted

### Energy Rating

E

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

E