





**Complejo Turístico Saliente**

Commercial

 633 m<sup>2</sup>

 3.6355 hectares

**REF: IA 2267**

**Albox**

**€175,000**

#### INCREDIBLE BUSINESS OPPORTUNITY!

A tourist complex with stunning views and huge potential available for sale in the area of Saliente Alto. The complex is situated on the main road just below the number one tourist attraction in the Albox area, namely the historic and well known Santuario de Nuestra Señora Saliente Shrine.

The complex has a driveway from the main road and comprises of three separate buildings comprising a restaurant, an apartment block with eight apartments and a third block with two apartments.

The restaurant is the first building and upon entry has a porch, a reception on the left with an office space and a bar area. The reception area has a passageway with two washrooms and leads through to the dining area. The bar is connected to the spacious kitchen area which has a larder space and cold room. The kitchen also leads through to the large dining area which has a fireplace and a total of five double doors that open up to the outside area which has a second porch and plenty of space to make a terrace to make the most of the views. Just outside the restaurant there are a set of steps that lead to two stairways that would provide access from a parking area to the restaurant and also the apartments.

The second building contains eight apartments in total with four apartments on the lower floor and four on the upper floor. Each apartment has a bedroom, bathroom and wardrobe. The four upper floor apartments have access at the rear and each apartment also has a bedroom, bathroom and wardrobe and also a private terrace offering fantastic views of the Church and the Saliente Valley. This building also has at the back of the lower floor a laundry area and large storage room ideal for bicycles and storing equipment etc

The third building contains two apartments. Both apartments have a lounge, bedroom, bathroom and wardrobe and could maybe provide on site living quarters.

There is also a fourth building built with natural stone which is designed to house a gas central heating system for the properties. The property also has a large water deposit to provide a water supply.

Around the perimeter of the property are natural Stone walls creating areas for plenty of car parking and terraces for dining and a potential for a number of uses, play park, garden area, outdoor bar and concert area etc

The complex has a licence in place approved by the town hall of Albox. The water and electricity need to be connected.

Although this is a major Project to restore the complex, with the location there is potential to make it a lucrative business by attracting locals, tourists visiting the church, and to provide accommodation to cycling groups, walking groups etc. It could also be a fabulous place to host weddings, communions and events of all types. Every September there is a famous pilgrimage to the Church attracting hundreds of people from nearby towns and from all over Spain.

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