

Profile number

108375

Unique Opportunity: Rural House with Farming and Cattle Raising Farm Minutes from San Sebastian

Located in

Basque Country

General information**Sector**

Leisure

Type of company

Bed & Breakfast

Legal entity:

One - man business

Type of transaction

Assets / liabilities

Life phase enterprise

Full-grown

Employees in FTE

< 5

Type of buyer:

- MBI candidate
- Strategic acquisition
- Investor

Financial information**Turnover last financial year**

€ 0 - € 100.000

Asking price

€ 1.000.000 - € 2.500.000

Earnings before taxes

€ 0 - € 100.000

Company history/background

The farmhouse is located in Astigarraga, it has centuries of history rooted in the Basque tradition. In its recent restoration, every corner has been refurbished with exquisite taste, using historical pieces and local materials, respecting the original architecture and preserving its soul. Antique elements merge with modern comforts,

creating a space that combines history and comfort. This farmhouse is not only a home, but a tribute to Basque traditions, offering those who visit it an authentic experience. The farmhouse is still a living place, with a livestock and farming license, as well as a tourist accommodation license, allowing its owners to share their legacy with travelers from all over the world.

El Caserío offers multiple opportunities for both housing and economic activities. Its owners have successfully exploited its tourist potential, offering rural accommodation in a unique natural environment, taking advantage of the farmhouse's tourist license. In addition, the property has a livestock and agricultural operation that can be further developed for the production of local products. Among the expansion opportunities, the possibility of creating a cider and traditional food project stands out, taking advantage of Astigarraga's popularity in cider culture. With the space available, it can become a point of reference for tourists and locals, organizing gastronomic experiences, guided tours, or private events such as weddings and retreats in a privileged natural environment. The farmhouse, with its history and charm, is an ideal place to diversify and maximize profitability.

Unique selling points

The property has 736 m2 of housing spread over 4 floors + private parking + 4 hectares of land.

-First floor: Garage with automatic opening of 250 m2 distributed in two rooms and a toilet.

-Second floor: Entrance hall and customer reception. A large space that unites all the rooms, living room with kitchenette with direct access to the side terrace and back garden, where we will find a space for barbecue and chill out.

-Second floor: On the right hand side we find the large suite with bathroom and private terrace. On the front a second bedroom with full bathroom. On the left side we will find two rooms perfect for the little ones. These two rooms share the third bathroom on this floor.

-Third floor: This floor is designed for those who need more privacy. It consists of a single room with a full bathroom. And two spacious suites, one of them with a jacuzzi.

-Garden and Exteriors: The farmhouse is surrounded by large gardens that include a swing area for children and a barbecue with outdoor tables.

Other

The ideal buyer is an investor or entrepreneur looking for a property with history, charm and diverse business opportunities, but it can also be someone who dreams of living in a rural setting, surrounded by nature, just 10 minutes from Donostia-San Sebastian. This buyer values the tranquility and beauty of the countryside, without giving up the proximity to a vibrant city. Ideal for those who want a home or second place of residence where to

disconnect and rest, but with the potential to develop projects such as a cider house, restaurant or rural tourism thanks to the tourist license and the agricultural and livestock exploitation. It is a person with a vision for the future, interested in a lifestyle that combines comfort, quality of life and the possibility of generating income in a property full of history and authenticity.