

Profile number

108378

Investment Opportunity with Restaurant, Bar and Possible Hotel Use Licenses**Located in**

Basque Country

General information**Sector**

Leisure

Type of company

Restaurants

Legal entity:

Firm

Type of transaction

Assets / liabilities

Life phase enterprise

Full-grown

Employees in FTE

5 - 10

Type of buyer:

- MBI candidate
- Strategic acquisition
- Investor

Financial information**Turnover last financial year**

Confidential

Asking price

€ 2.500.000 - € 5.000.000

Earnings before taxes

Confidential

Company history/background

El Caserío is a testimony to the perfect fusion of tradition and modernity. This old farmhouse has been carefully renovated to preserve its rustic essence, but incorporating high quality standards and a contemporary design that respects its past. Every detail has been meticulously selected, from the restored original beams to the decoration that reflects Basque culture at its best. The care taken in its rehabilitation has not only preserved its historical charm, but has transformed the farmhouse into a welcoming space, with elegance and comfort in every

corner. It offers a unique experience for its visitors, where the past and the present meet, surrounded by nature, but with all the modern comforts. This farmhouse is not just a building, it is a legacy that has become a gastronomic and tourist reference in the region.

The farmhouse is not only a reference in Basque gastronomy, but also a multifunctional space designed for a wide range of activities. The restaurant has been the setting for weddings, communions, company events and other celebrations, always offering traditional dishes with the best local products. It also has a bar with a pub license and an outdoor chillout area, perfect for more informal events, where guests enjoy cocktails and music in a relaxed environment. The farmhouse also has tourist accommodation with several rooms and a license, allowing diversification of income. The property has capacity for expansion, it has a project for the construction of a hotel, the new owners can develop an integral space for hospitality and rural tourism, taking advantage of the growing demand for authentic experiences in a privileged natural environment.

Unique selling points

This restaurant has type 3 licenses, with permission to close at 3:00 AM, with the possibility of applying for a hotel license.

The first floor offers access through a private parking lot with 35 parking spaces and space for buses. It has a large garden with chill-out area and a terrace of 160 m² ideal for events, with outdoor bar.

The restaurant can seat 180 diners and has a bar area of 90 m² with a hall, toilets, dance area, bar, music system, soundproofing and independent access.

It also has a fully equipped kitchen of 160 m², its own vegetable garden and three warehouses of 100 m² each.

On the second floor, the property with tourist license includes two bedrooms with bathroom, living room with terrace, equipped kitchen, two additional bedrooms, a third bathroom and laundry room with access to another terrace and access to a shed of 70 m².

The third floor houses an open space with large windows and a bedroom.

Other

The ideal buyer for the Caserío is an investor or entrepreneur with vision, looking for a versatile property with multiple sources of income. This buyer appreciates quality and authenticity, valuing the fact of acquiring a renovated farmhouse with high standards and full of history. He has an interest in the gastronomic sector and in the organization of events, given that the restaurant is already a reference for weddings, communions and celebrations. In addition, this buyer recognizes the potential of licensed tourist accommodation, taking

advantage of the growing demand for rural tourism in the region. The buyer profile can also be someone with an interest in hotel developments, who wishes to carry out a feasibility project for the construction of a hotel. With an entrepreneurial mindset, the buyer's profile is looking to maximize the profitability of a unique property, in a strategic location, just minutes away from San Sebastian.