

Profile number

109462

Property with Current Income and High Investment Potential in Gipuzkoa**Located in**

Basque Country

General information**Sector**

Real estate

Type of company

Invested property

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 property has been privately managed by the owner, combining residential use with rental income. Over the past years, five rooms have been rented to local industrial workers through annual contracts, providing stable monthly revenue. Part of the house was previously operated as a tourist rental via platforms like Airbnb and Booking, with strong demand due to its strategic location near the Aizkorri-Aratz Natural Park. Currently, not all units are rented due to time constraints, but there is proven demand to reach full occupancy or reactivate tourist

activity. No structural renovations are needed, making it ideal for immediate takeover and income generation.

The main activity has been long-term room rentals to workers in the Legazpi area, ensuring a consistent income stream. Additionally, the property was successfully run as a vacation rental, leveraging platforms like Airbnb, Booking, and Tripadvisor. The house is adaptable for multiple business models: coliving, multi-family, rural tourism, or residential rental by floor. It includes 14 rooms, 3 kitchens, 5 bathrooms, 2 guest toilets, garden, garage, a 102 m² additional farmhouse, and a 10,000 m² plot suitable for agricultural or recreational use. Currently, five rooms are rented, and the remaining areas are ready to increase profitability immediately.

Unique selling points

This is a proven income-generating property with immediate potential for expansion. Located near the Aizkorri-Aratz Natural Park in Gipuzkoa, it attracts both local tenants and rural tourists. It combines 14 rooms, 3 kitchens, garage, garden, a 102 m² annex, and a 10,000 m² plot suitable for agriculture, horses, or leisure. The house is already divided into three independent residential units, ideal for multifamily use, rental per floor, or coliving setup. No structural renovations are needed. Excellent access to major Basque cities (Vitoria, San Sebastián, Bilbao). It is a tangible, scalable asset in a market with strong housing and tourism demand.

Other

Ideal for a real estate investor or property manager seeking an asset with ongoing income and flexible expansion options. Also suitable for tourism entrepreneurs aiming to develop a rural guesthouse, coliving space, or long-term rental business. A multigenerational family looking for independent living and income possibilities may also find it ideal. The buyer should value asset diversification, stable tenancy, and low operational turnover, with the capacity to manage or delegate operations. This is a rare opportunity to own a multi-purpose, income-generating estate in the Basque Country.