



**Property type :** Country house

**Location :** Biar

**Area :** Alicante

**Bedrooms :** 9

**Bathrooms :** 9

**Year built :** 1910

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 330m<sup>2</sup> m<sup>2</sup>

**Plot area :** 5105m<sup>2</sup> m<sup>2</sup>

**Airport :** 45 Minutes

**Beach :** 45 Minutes

**City :** 10 Minutes

✓ Fast Internet & Phone

✓ Central Heating

✓ White Goods

✓ Mains Electric

✓ Fireplace - Log Burner

✓ Cess Pit / Septic Tank

✓ Mains Water

✓ Terrace

We are pleased to be able to offer you this Restored Rural Hotel in Alicante. Up until the beginning of the millennium, this 230 year old building served as a farm house, until it was lovingly restored and converted into this charming retreat. Nestling among mature Pine Trees on a 5,000m<sup>2</sup> plot the dwelling is only 4km from a small town, which offers all necessary amenities. It is also well connected to the motorway and the high speed rail connection in Villena is less than 15 minutes' drive from the property.

During the restoration works great effort was made in preserving the original character of the building whilst still adding all of the modern comforts and facilities of a modern hotel. A few steps lead to the front door which opens into a sunny vestibule and reception area which leads to the restaurant with access to the garden and pool area.

The interior walls are painted in a tasteful combination of Blue and Ochre whilst the earthen tones of the floor covering blend beautifully with the wooden beams to create a wonderfully relaxing ambience. During the winter season guests like to gather in the hotels high ceilinged drawing room, to enjoy the warming atmosphere created by the large wood burner.

The renovated farmhouse sits on the edge of the private gardens which are bordered by centennial Mediterranean Pines. In this area is a large swimming pool with surrounding terraces and seating areas. Also strung between the tree trunks hammocks swing in the breeze and there is also a table tennis table and trampoline for improving balance and fitness. On the way back into the main building is also a courtyard garden surrounded by lush vegetation and old stone walls the ideal place just to sit and enjoy the sounds of the countryside.

On the first and second floors are eight spacious rooms, six of which have pitched beamed ceilings', another has a private terrace and two others have a loft with extra bed. In a separate cottage there is also a ninth room which also has a loft and a large futon style bed.

Apart from its own charm, the location of this property also makes it a very attractive opportunity for an Hotelier looking for a small manageable business in an expanding sector. The ancient building is the perfect base for exploring the surrounding mountains and local areas. Paths lead through the pine forests offering perfect routes for walkers, cyclists and horse riders also caving, rock climbing and orienteering are among the other popular sports in this area.

