



KENSINGTON[®]

Finest Properties International

Investment opportunity: restaurant, bar, housing and rooms for rent



general:

object number external:	KBMN103	as from:	21.01.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1890
street:	Costa Brava 1	place:	08394 Sant Vicenç de Montalt
living space:	703,00 m ²	Floor space:	703,00 m ²
Total size of site:	497,00 m ²	Number of Rooms:	13,0
Number of bedrooms:	10,0	Number of bathrooms:	4,0
Condition:	need renovation		

prices:

purchase price: 1.500.000,00 €

energy certificate:

beaconing: gas

contact person:

company:	Indisi Group S.L.	name:	Angela Navas
street:	Port Balis 3	place:	08392 Sant Andreu de Llavaneres
phone:	+34 931 591 558	Email:	angela.navas@kensington-international.com
www:	www.kensington-maresme.com		

Infrastructure:

Description:

This rustic style property, which is part of the Architectural Heritage Inventory of Catalonia, dates from the 18th century and is located in the heart of Sant Vicenç de Montalt. It is located next to the National Road (NII) in the Maresme, and represents one of the original buildings of the town. It is a house with a first floor and one floor, with a gabled roof, which follows an architectural design characteristic of coastal areas.

Its location is unbeatable, as it is in the commercial area of the village, on a corner of the NII, just 400 meters from the train station of Caldes d'Estrac and with a bus stop right at the door.

The property has a total of 635 m², and a terrace of 60 m², distributed as follows: 1) Bar of 75 m² with two accesses from the street. It is currently not in operation, but has the potential to use the terrace shared with the restaurant, the interior space and the wide sidewalk.

2) Restaurant in operation of 270 m² with a terrace of 50 m², three lounges, two kitchens, one of them equipped with Argentine type grill, and a spacious warehouse. It also has access from the National Road and is connected to the bar area. This restaurant has great potential.

3) Housing in a house of 290 m² with large living room, 4 double bedrooms, a large bathroom and the possibility of adding bathrooms in the rooms. The kitchen has a window overlooking the National Road. The fourth bedroom is located on an upper floor with access to a large balcony-terrace. The house has independent access from the street and also connects to the restaurant.

4) In a large living room of 80 m², six rooms of 3 x 2 mts have been created, plus a large shared bathroom that includes 3 showers, 4 toilets and 3 sinks. These rooms have a separate entrance from the road and are ideal for vacation rentals.

The farm offers several parking options with free parking for residents and paid parking for others. There is also free parking 400 meters away. The area offers numerous attractions such as the Port Balís harbor, the Llavaneres golf course and hiking trails, among others.

It is currently in the process of qualifying as a tourist accommodation, which will allow you to rent rooms on Airbnb and generate public for the restaurant and bar itself, as well as generate a return on investment just by renting the rooms in an area where this type of accommodation is scarce.

This property offers the unique opportunity to own a home along with three additional business units: restaurant, bar and room rentals. It is also possible to rent the house by rooms if you do not wish to live in it.

images

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