

FOR SALE: ANTIGUA FONDA

PRICE REDUCED FROM €580,000 TO €499,000

CALLE SANCHEZ FLORES 4

ALCALA DE LOS GAZULES, 11180, CADIZ



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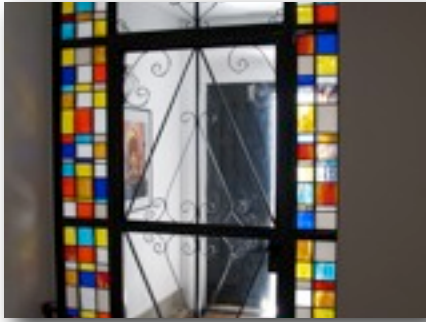
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House for sale

Large 7 bedroom, 7 bathroom townhouse in white village for sale, professionally restored in 2007 to an extremely high standard. 450 square meters living space over 3 floors. 50 meters from the main square where there are many restaurants and bars.

The asking price includes all furniture and fittings to do with the guest part, washing machine and dryer, shelving, kitchens and fittings, air conditioner units, beds, bedding, towels, seating etc (all as new just 1.5 years old) We have renovated the building into a family home and a bed and breakfast/house rental with 5 large double en-suite, air-conditioned and 1 single guest bedrooms, the ground floor double en suite bedroom is being used as an office at the moment. A separate entrance to the owners 1 bedroom, 1 bathroom apartment. Four large bedrooms on the first floor, two have twin beds, the other two have double beds. All rooms have en-suite shower rooms and we have installed air conditioning in all the bedrooms and the top floor guest area.

The top floor contains a very large guest area which includes a large fully fitted kitchen, dining room/breakfast area for up to 16 people, and TV lounge. There is also an outside area to enjoy the sunshine - or just relax in one of the two shaded areas, one of which contains an 8 person al fresco dining table - to make the most of those balmy summer evenings. Electricity: The house has been upgraded to 39 kw to cope with 2 fully fitted kitchens, the air conditioners units and extra electric appliances. This does affect the electricity bill standing charge slightly but you just pay for what you use. The average electricity bill is €170 per two months. There is no mains gas in the town but the gas bottle dealer is 15 meters away.



Photos left: top to bottom

1. Stained Glass entryway -
2. Owners apartment kitchen -
3. Downstairs bedroom/office -
4. Double room with balcony -
5. Twin room with balcony -
6. One of the 7 bathrooms



Owners apartment:

- Fully fitted kitchen with American style fridge/freezer, dishwasher, oven and hob
- Living room with Freeview, 2 Andalusian windows
- Floor mostly laid with parquet flooring
- 1 double bedroom with shelving
- 1 en suite shower, sink and toilet
- Back door exit to a shared patio



Downstairs bedroom/office

- Security lock on bedroom door
- En suite shower, sink and toilet
- 2 Andalusian windows with and sun blinds
- Alcove for wardrobe
- Sun blinds



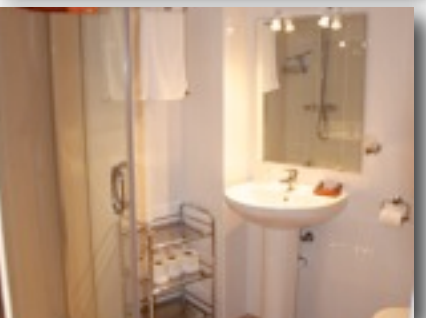
Reception area:

- Second line lockable security gate
- Large wooden reception desk
- Guest computer with internet
- Brochure desk
- Alcove for more brochures and information
- Original house tiles on the floor



First floor guest bedrooms

- Rooms 2,3,4,5,6
- All bedrooms have tilt and turn windows
- All bedrooms have sun blinds
- All bedrooms have double glazing
- All bedrooms have air conditioning
- All bedrooms have a wardrobe
- All clean, comfortable beds



First floor guest bathrooms:

- All have vanity mirrors
- All have spacious overhead showers
- All have a separate hand held shower head
- All have towel racks
- All have towels changed every 2 days
- All have vanity stands



Photos left: top to bottom

1. Dining/breakfast table - 2. Guest kitchen - 3. Guest area dining -
4. Roof terrace looking North - 5. Roof terrace looking East - 6. View from the upper terrace.

Guest area dining

- Convertible from 16 diners to 10
- 4 tables, 4 persons or one big one
- Crockery and cutlery for up to 20 persons
- Very airy and light views from the breakfast table

Guest area kitchen

- Fully fitted
- Dishwasher, oven, hob, fridge, freezer
- Lots of cupboard space

Guest area TV lounge:

- Large comfortable sofa and chairs
- TV (Freeview and Spanish TV)
- DVD player
- Lights and shelving
- Small honesty fridge

Guest area roof terrace

- Sliding double glazed windows
- Sun blinds all around
- Seating
- 2 Pergolas, one permanent, one foldable
- Exterior dining table for 8 persons
- Concrete seating with table
- Barbeque
- Watering point for plants
- Stairs up to upper terrace

Views:

- Views from the roof terrace are mostly of the town
- View of the Abbey on the Alameda
- View of the Cinema Andalucia