



4



2

222m²671m²

Ref: FV1024

430,000 €*(Riba Roja)*

Introducing this charming corner property with stunning views, which has been operating as a successful restaurant. Located on a generous 671m² plot, this property features spacious gardens, two indoor lounges, and a residential chalet. Upon entering, you will find the current layout with a restaurant and a residential dwelling. The majority of the plot is dedicated to the restaurant's terrace, where you can enjoy ample green areas, a covered and glassed outdoor lounge with an exterior bar, a comfortable chill-out area, a large paella cooking area, and a professional barbecue. Additionally, the current hospitality business can continue to operate as it holds a valid license. On the lower floor, you will find the restaurant's main lounge with large windows, a spacious bar at one end, a fully equipped kitchen, completely renovated customer bathrooms, a large storage area, and access to the residential part of the property. The residential area is located at the front of the chalet and features outdoor spaces including a barbecue area, a paella cooking area, a private pool, and a porch. The residence is situated on the first floor of the chalet and offers a total of 103m² distributed across 4 bedrooms, including 3 doubles, two of which have access to balconies and terraces, several of them with built-in closets. It also includes two bathrooms (one en-suite), a fully equipped kitchen, and a spacious dining and living room with access to a balcony. The location of this property is privileged, situated in a residential area close to two urban centers: L'Eliana, a 2-minute drive away, and Riba Roja de Túria, also a 2-minute drive away. Additionally, the area has a municipal bus stop and easy access to local metro stops. In addition to its current features, this charming property offers an exciting transformation opportunity. With a creative vision, this house can be renovated and adapted to combine the hospitality area with the residence, creating a unique two-story home with a spacious garden and a beautiful pool. Imagine the possibility of enjoying a spacious home spanning two floors, where every detail can be designed according to your preferences. From creating ample living and entertainment spaces to installing a dream gourmet kitchen, everything is within the realm of your imagination. The existing hospitality area can be redesigned to seamlessly integrate into the new residence, adding a unique charm and offering endless possibilities. The renovation can also extend to the outdoor spaces, where a large garden provides a blank canvas to create your own outdoor paradise. Imagine a beautiful pool surrounded by lush vegetation, outdoor seating areas perfect for social gatherings and moments of relaxation, and an outdoor dining area where you can enjoy al fresco dinners under the stars. Don't miss the opportunity to turn this property into the home of your dreams, where you can enjoy the privacy, space, and amenities you have always desired. Allow us to show you the unlimited possibilities and assist you in the transformation process. Request more information and let us accompany you on this exciting journey to create the perfect residence in an idyllic setting! Please feel free to request further information and arrange a visit to appreciate all the charms of this exceptional property. We would be delighted to assist you and show you all the possibilities this property has to offer.

