

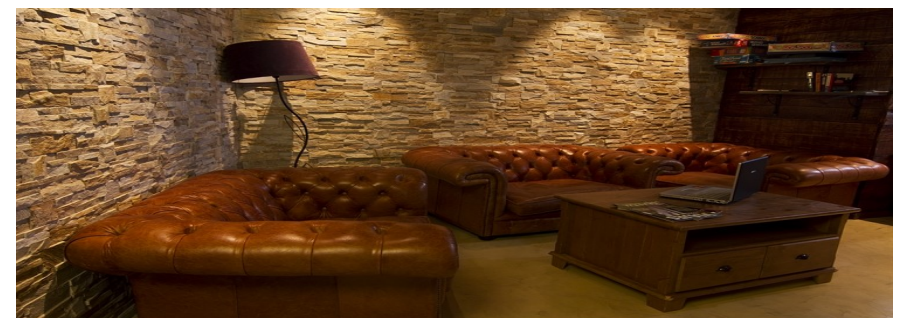
## Hostel House And A Bar-Restaurant In The Pyrenees

### Taull, Lleida , Spain

Price: €499,000

**Business description:** We are located in the village of Taull which is only 6 km from the ski resort Boi-Taull Resort. The national park Aiguestortes which attracts visitors all year round with over 200 lakes is just a few kilometres away.

The hostel and house was finished in 2011 built and designed by the present owner. The hostel has 8 rooms and a capacity of 31 persons, each room is a bit different from one another with a newly built romantic suite that has a jacuzzi, fireplace, sofa, and mini bar inside the room of 25m2. The hostel was designed with a Scandinavian style interior with wooden walls and ceilings. The floors are polished cement, each room having it's own color. Each room has a spacious full bathroom with sleek under-the-sink cabinets, slated walls and polished towel hangers. The hostel is equipped with under-floor heating and powered by the latest technology in renewable energy using airetermica which warms the house and hostel with a very pleasant temperature and keeps the electricity bill very low.



### **Property information:**

*Real Estate:*

Real Property Included

Location:

The highest ski resort in the Pyrenees is Boí Taüll and is located only 6km from the hostel. The ski resort brings not only visitors from Catalonia, but from all over Spain. Between Christmas and New Year's is an especially busy time for the town, especially the restaurants.

We are 3hrs from barcelona, 2hrs from Toulouse, 3.5hrs from San Sebastien.

The Hostel is located right off the road to the ski resort, but you cannot hear any cars passing by.

The restaurant is located right in the heart of the village with probably the best terrace with amazing views, every single person that enters the village as to walk by the restaurant.







### **Business Operation:**

#### *Expansion potential:*

The hostel has two more empty lots right next to it if one day wanted to add two more rooms each being around 30m2.

#### *Competition / Market:*

We are the only Hostel in the entire valley and we also offer the lowest fares. So we are at an almost 100% occupancy every weekend and during the summer season along with a high turn over during the autumn months.

#### *Reasons for selling:*

I am selling my properties because I have just recently married a woman from the Canary Islands and we would like to start of family and be closer to hers and move to the canary islands.

We would be willing to speak about a partnership with the hostel and restaurants.

