







# HEART OF THE EMPORDA

## Adults Only Boutique Hotel in operation in the heart of Baix Empordà

Located in the picturesque and peaceful medieval village of Madremanya, in the heart of Empordà and just 20 minutes from Girona, is this exclusive boutique hotel, currently operating exclusively for adults. A haven of peace, design, and authenticity that combines the charm of traditional architecture with all modern amenities.
The property consists of two independent buildings located just a few meters from each other:
17th-Century Farmhouse with Pool and Historic CharmA stunning Catalan farmhouse from the late 17th century, sensitively restored and preserving its original features: stone walls, wooden beams, and antique floors. With 460 m² of built area and a 1,418 m² garden with a pool, it houses 7 double rooms with en-suite bathrooms and several common areas that offer privacy and serenity.
Detached Villa with 3 Suites and Private PoolJust a few meters away, this 514 m² detached villa with a private pool offers 3 suite-style bedrooms, ideal as an extension to the property, a home for the owners, or an additional tourist unit.
Turnkey Investment OpportunityThe hotel is fully operational and has all the necessary licenses, a solid track record, a loyal clientele, and an excellent online reputation. There is the possibility of acquiring not only the properties, but also the brand, the customer database, the booking history, and the reviews on platforms such as Booking, Google, or Tripadvisor, making this transaction a unique opportunity to continue an already established and profitable business.
Ideal for investors or industry professionals looking for a unique project in one of the most charming areas of Catalonia.

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| Transaction | Sale |
| Category | Business |
| Situation | Processió, 11, Madremanya, Gironès |
| Built area | 551 $m^2$ |
| Condition | Restored |
| Rooms | 10 |
| Bathrooms | 10 bathrooms , 1 toilet |
| Parking | Yes |
| Washing machine | Yes |
| Courtyard | Yes |
| Garden | Yes |
| Swimming pool | Yes |
| Central heating | Yes |
| Air conditioning | Yes |
| Plot | 1.418 $m^2$ |
| Balcony | Yes |

2.600.000 €




**E** - 234 kWh/$m^2$
**E** - 61 kg $CO_2$/$m^2$