




La Gola

Hotel Restaurant with swimming pool in the natural setting of the Gola del Ter, 800 m from the beach

A magnificent investment opportunity!
This hotel-restaurant, located in such a privileged natural setting, not only appeals to tourists but also to locals due to its proximity to one of the last unspoilt beaches in the Mediterranean. It presents great potential for development and profitability.
This expansive property is situated in Gola del Ter, just 500 metres from the beach, surrounded by spectacular scenery and a protected ecosystem. The property covers 30,150 m², offering ample space for outdoor activities and future growth.
Main BuildingGround floor (750 m²): Spaces designed for hospitality, including a restaurant, bar, kitchen, dressing rooms, and a porch ideal for enjoying the natural surroundings.Upper floor (550 m²): 15 rooms and 3 apartments, providing attractive accommodation options for tourists.Attic: Additional space of 42 m² that can be used as storage or for other purposes.
Auxiliary BuildingThere is an auxiliary building of 147 m², currently used as a warehouse.
Outdoor AreasLarge terraces and gardens with century-old trees that add aesthetic and environmental value.A 72 m² swimming pool, excellent for the enjoyment of guests and restaurant customers.Ample parking area for customers and visitors.
Key Advantages of the InvestmentPrivileged Location: The proximity to one of the Mediterranean's pristine beaches and the beauty of the natural surroundings will attract not only tourists but also offer opportunities for outdoor activities such as hiking, cycling, and water sports.Revitalisation Potential: With the restaurant having been in operation for over 30 years, there is a strong foundation within the local community. The reopening and revitalisation of the hotel sector can capture an untapped market, thereby maximising profitability.Income Diversification: Combining a restaurant and accommodation allows for diversifying income streams, which can provide financial stability across different tourist seasons.Space and Sustainability: The large land area (30,150 m²) and the potential to implement sustainable and eco-tourism practices will attract a growing segment of tourists interested in authentic and responsible experiences.Accessibility: The proximity to major cities such as Girona, Barcelona, and Perpignan facilitates access for tourists from various regions, increasing the potential for occupancy and restaurant visits.
In short, this property is not only a real estate investment opportunity but also a chance to contribute to the sustainable tourism development of the region. With good planning and execution, it could become a reference destination on the Costa Brava. This proposition is certainly worth exploring in more depth!

Transaction	Sale
Category	Business
Situation	Camí Mas d'en Roig, Torroella de Montgrí, Baix Empordà
Built area	1.517 m^2
Condition	Good condition
Rooms	21
Bathrooms	23 bathrooms
Parking	Yes
Washing machine	Yes
Terrace	Yes
Garden	Yes
Central heating	Yes
Plot	30.150 m^2

3.200.000 €



Pending