

Sold Riad 5beds | 5 Baths | lounge | Patio | Pool | Terrace | 460m<sup>2</sup> □ Å²

Price 2 500 000 Dhs - 235 000 €

## Description

Sold Ref SRMA0087: RIAD B&B FOR SALE IN MARRAKECH: 460m<sup>2</sup> Riad - 5 Beds - Baths - 1lounges - 1 patios - panoramic terrace - Medina - Marrakech

M2 Morocco, your real estate agent in Morocco brings you this fantastic B&B property ideally located in the old Medina, Marrakech at only 5 minutes walk from the legendary Jmaa El Fnâa square, between Bal el khemis and mosque sidi Bel Abbes.

This licenced B&B has been fully renovated and is for sale fully furnished and equipped. The property has a total footprint of 189 m<sup>2</sup> and benefits from 460m<sup>2</sup> living space and comprises:

Ground floor: - entrance lobby, guest toilets, storage, 60m<sup>2</sup> patio with plunge pool, lounge with chimney, dining area, kitchen incl crockery, 1 ensuite bedroom, large storage room.

1st Floor: 1x master suite with aircon with bedroom, dresser and bathroom, 3 x double bedrooms with aircon and bathrooms, staff room with shower, laundry room with washer

Roof terrace: 135 m<sup>2</sup> of rooftop terrace with a pergola housing a lovely shaded lounge area, loungers and parasols + access to a tier 2 terrace with superb atlas mountain views.

With this riad, M2 Morocco your Moroccan estate agents, offers a magnificent opportunity to acquire a renovated Bed and Breakfast business property in the heart of the Medina.

This property is ideal for personal use or as a rental investment property for holiday lettings. A yield of 10% can be achieved with 50% occupation rates or even to run as a Bed and Breakfast....

## Characteristics

Number of bathrooms : 5  
Floor : 2  
Plot size : 189

Number of toilets : 5  
Total living area : 265

Number of bedrooms : 5  
Terrace area : 195

## Features

Air conditioning  
Pool

Heating

Terrace

