



Homey Beachfront B&B in Las Galeras

\$690,000

Las Galeras

Ref: SB-0632

This cozy 9-BR Caribbean beachfront hotel is sitting on two lots and two buildings, one villa and a guestroom building, and it has a large garden area facing the ocean. The 2-levels 4-BR villa of ~280sqm features a living room with an open kitchen, an office, 2 bathrooms, 4 bedrooms, and a large roof terrace with ocean views. The guestroom building is built on a single level with 5 guest bedrooms and a terrace. 3 bedrooms have king-size beds and 2 have twin beds. All of them have their own private bathroom, a fridge, and ceiling fans. The suit has also a private terrace with garden furniture and A/C Among the facilities of the bed and breakfast there are: + A fully equipped bar + Pizza oven and a grill + An independent room for the security guy + Laundry room + Storage room...

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Property Description

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The 2-levels 4-BR villa of ~280sqm features a living room with an open kitchen, an office, 2 bathrooms, 4 bedrooms, and a large roof terrace with ocean views.

The guestroom building is built on a single level with 5 guest bedrooms and a terrace. 3 bedrooms have king-size beds and 2 have twin beds. All of them have their own private bathroom, a fridge, and ceiling fans. The suit has also a private terrace with garden furniture and A/C

Among the facilities of the bed and breakfast there are:

- + A fully equipped bar
- + Pizza oven and a grill
- + An independent room for the security guy
- + Laundry room
- + Storage room
- + Two septic tanks with filter
- + 3 water cisterns
- + Fiber optic internet
- + Solar and gas hot water
- + Parking in the backyard for 2 vehicles

Rentals

Rooms are rented at a price of 53-63 USD with an average occupancy rate of 60% and 95-100% in the high season

Expenses of the property: ~25,000RD\$/month

A great opportunity in one of the developing areas of Samana

Additional Info

For Sale	Beds: 9	Baths: 7
Type: Bed & Breakfast	Area: 380 m ²	Land Area: 1840 m ²
Oceanview	Near beach	Beachfront
Furnished	Garden	Sceptic
Cistern	Terrace	