



**Holiday rental project in sunny Estreito da Calheta**

**Ref: TourismCalheta**



<b>Bedrooms:</b>	7	<b>Status</b>	For Sale	<b>Construction Year:</b>	2007
<b>Bathrooms:</b>	7	<b>Price:</b>	960,000€		
<b>Ref:</b>	TourismCalheta				
<b>Condition:</b>	Not applicable				



This is a unique opportunity to acquire an established holiday rental project on the sunny southwest coast of Madeira Island: The Madeira Wine Cottages, situated in Estreito da Calheta, a peaceful and private location at 300m above sea level, between the yellow sandy beach of Calheta and the mountains of Paul da Serra. The self-catering cottages offer lovely views towards the Atlantic Ocean and enjoy high occupancy rates throughout the year.

This complex, built in 2007, comprises five independent houses; A main house with a swimming pool which accommodates three bedrooms and four one-bedroom cottages, most of which enjoy their own private gardens and terraces.

Over the last years the four cottages have reached around 75% to 80% occupancy. The main house is the owners private residence, but it would be fairly easy to include it also in the rental business by applying for a local lodging license and thus maximize this investment.

The layout of all the houses is friendly and functional. The emphasis of the design is to maximize an indoor outdoor lifestyle.

An ample porch, covering the full width of the facade, welcomes you to the main house. It accommodates various reception areas in its 3 metre depth, which can be used all year round. The generously sized open plan living dining area also offers quite a cosy environment, featuring Brazilian jatobá wooden floors and an open fireplace.

The traditional northern European style kitchen, on the east side, was designed to guarantee that anyone cooking would have a view towards the kids at the pool and also towards the Atlantic Ocean. There is a pantry and a laundry to the rear. From the kitchen, there is also a direct access to the car port.

A guest WC completes the accommodation at this level. All divisions have ocean views, although from the top floor they are more open. This floor is reserved for the bedrooms, all sharing a full-length veranda facing southwest, the perfect place to enjoy the sunset.

The main suite has a walk-in closet, with a lot of storage space available and natural ventilation, and a generously sized bathroom.

The other two bedrooms have a shared veranda and fitted wardrobes. One of them is currently used as an office atelier.

The mature and colourful garden guarantees privacy to the 4 x 8 metre swimming pool, on the west side of the main house.

The four cottages were built in front of the main house, at a lower level, guaranteeing definitive views to all of the houses. Privacy is also ensured by the lovely gardens and terraces between them.

All cottages feature the same layout, with just minor adjustments. The entrance porch leads directly to the generously sized open plan kitchen dining living area. The imposing high wooden ceilings and contrasting cream and wine colour walls, stand out, after entering such a green garden and lawns. In this living area, there is also a woodburning stove for cooler evenings, which are not that common in this sunny and warm location, well known for having the best climate and sun exposure on the island.

The bedroom, located to the rear, has an ensuite bathroom. The main accommodation is on one level, however, the mezzanine, reached by open steps, offers a lovely space for relaxation: a play area, or even to add an extra bed if necessary. It is quite a magical space.

The sales price includes the existing rental furniture at the cottages.

There is private parking for each and extra parking area to the rear of the complex.

All cottages have their own Local Lodging (AL) license. The sale of the business includes rights to the trading name and client database, which includes 40% returning clients.

It is widely anticipated that people, in post corona-times, will prefer to rent private accommodation over hotels, for their personal health and safety. Thus, experts believe that the recovery of this sector will be faster than with the recovery of the larger hotels. - REF: TourismCalheta



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**General**

✓ Built year: 2007



**Country:**

Portugal

**Region:**

Ilha da Madeira

**Area:**

Calheta