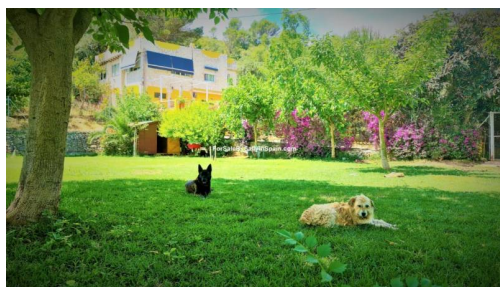


3 Bed Villa

Gandia, Valencia, Spain

€499,000

for sale by *Sally* in spain.com
ENGLISH ESTATE AGENCY SELLING SPANISH PROPERTIES



3 Bedrooms



2.0 Bathrooms



Villa

Property Description

FSBS274 DOG HOTEL 'BUSINESS FOR SALE' €499,000

NEW LISTING - SEE OUR VIDEO

COME AND LIVE IN SPAIN WITH A READY-MADE BUSINESS!

37 DOG KENNELS

BIG GAP IN THE MARKET CURRENTLY FOR AN OPERATIONAL DOG HOTEL BUSINESS!

FULLY LICENSED AND REGISTERED WITH THE AUTHORITIES

PRIVATE DOG HOTEL WITH TRAINING ARENA

2 BED HOUSE WITH POOL

ADDITIONAL 1 BED & 1 BATH CASITA WITH LARGE OUTDOOR KITCHEN

SWIMMING POOL

POSSIBLE TO CONVERT OUTBUILDING INTO A HELPER'S ACCOMMODATION

LARGE 10,000 M2 PLOT APPROX

CHICKEN PEN & FRUIT TREES

``For Sale By Sally In Spain`` proudly presents this unique profitable business opportunity!

Ever dreamed of owning your very own business under the Spanish sun? Well now is your chance!!

The property and kennels were built in 1996 on a big plot of 10,000 m2 approx. The build size of the constructions is 417 m2 for the house and kennels plus 57m2 for the outdoor kitchen /casita and swimming pool so 474 m2 in total.

This business has been operating for nearly 30 years in the area and has built up an excellent name and reputation. It is fully legalized and has all the appropriate licences for dog kennels, breeding and dog training. These licences are still active, and the buyer can simply take them over and have them transferred into their name.

In terms of the dog kennels arm of the business, there are 37 kennels, and the establishment can house a maximum of 62 dogs at any given time, some of the pens are larger for bigger dogs or good for 2 big dogs together from the same family. This is a very profitable business especially in the summer months where people go on holiday and need someone to look after their pets.

You could expand the current business to do dog grooming as well for an additional fee as you have a ready-made market!! Selling dog food, leads, training courses etc.

There are also local charities that rent kennels whilst seeking homes for dogs that have been abandoned or mis treated if they can't find urgent foster homes, so there are many revenue streams to explore with this sort of business.

Another very popular arm of the business is dog training. These owners have a fantastic field where people pay for 1 on 1 private dog training lessons, with a professional dog coach and dog socializing classes too.

Within this large plot of 10,000 m2 approx. sits a lovely well maintained 2-bedroom, 1 bathroom villa with a large kitchen and lounge area. Everything is immaculate and turnkey quality meaning you only have to focus on the business.

The house benefits from a pellet burner for heat in the winter months and air conditioning in the summer making the house nice and warm/cool all year round. Double glazed windows, persianas and mosquito blinds are fitted along with an alarm system throughout the house. Internet is available at the property, current speed of 50 mb/s, possibility for a higher speed with a different company.

Underneath the house hosts a good size reception area /office for the business, along with a bathroom and useful kitchen area for preparing all the food for the animals and storage of the food too.

In the grounds there is a separate casita with its own bathroom, handy for any friends/family or a potential helper for the business. Outside the casita is a fantastic barbecue/paella area which overlooks a large 8m x 4m swimming pool with a full filtration system.

There are many different fruit trees amongst the 10,000 m2 of land along with a fantastic chicken coop and run. The owner has enjoyed chickens for many years and also has a goat! If you wanted to be more self-sufficient then this property certainly has many possibilities.

Another important factor with this business is, that it is a 5-minute walking distance to the large and bustling city of Gandia. Please note that as this property is so close to Gandia you do hear a little road noise when amongst the grounds however when you have 37 kennels full and a thriving business then you hear no road noise!

If required, this property would be suitable for the Golden Visa. This business / property is suitable for a mortgage if required. Furniture can be negotiated by separate agreement.

Full figures of turnover can be disclosed to serious buyers on request.

We would be delighted to share more information with those clients in a position to proceed with a sale if this opportunity interests them and arrange to show you around this wonderful business!

The Area

As mentioned, this property is a 5-minute walk into Gandia city or you can drive to the other side of Gandia city and to the out of town shopping malls, which have many shops and supermarkets (Carrefour/Aldi/Lidl, Mercadona and others), many bars and good restaurants. A must: visit the old Borgia Palace, Culture Centre and Theatre. Saturday is Market Day. Small golf course by Grau, H & M, Zara, Zara Home, D.I.Y store Leroy Merlin, Decathlon, Media Markt, Kiwoko, etc.

The beach at Playa Gandia (5 mins drive from Gandia city) is a very clean blue flagged sandy beach with beautiful promenade alongside with shops and restaurants in abundance, there is an evening street market and also a beautiful harbour and marina. In the summertime there are musical events on the beach to enjoy and beach aerobics too, it's possible to get a boat from Gandia port or Denia port to the Balearic Isles, an easy journey.

Take a train from Gandia train station, it takes 35/40 minutes by train to the heart of Valencia city. Then from Valencia city hop on the metro straight into Valencia airport terminal so travel is easy!

15 min drive to Oliva old town and Oliva Playa (7 km long beach that is very child friendly and normally not crowded) there is also a Castle there and a Friday Market.

There are many smaller village beaches stretching all the way down the coast for 12 kilometres and these beaches are generally quite empty at 3pm in the afternoons (even in August) when all the Spanish go for a long lunch and siesta.

The Oliva Nova Golf course is only about a 25/30 min drive away, there is also La Galiana Golf course which is one of the prettiest golf courses in Europe. Go Karting, Horse riding, sailing, kite surfing and much more are all available in the area.

This is the sort of property that can afford you a lovely life in Spain, you can just turn the key, unpack, sit on the terraces, take a dip in the pool and have a few glasses of vino enjoying running your own business, using the large mature plot and living the good life in Espana!

Served by 2 international airports, Valencia being about a 50 min drive away and Alicante about 1.05 mins drive.

If you are looking for a fabulous BUSINESS then look no further, we have found a real gem for you, please don't hesitate in requesting a viewing!!

Photo Gallery





Property Details

- **Property Type:** Villa
- **Location:** Gandia, Valencia, Spain
- **Internal Area:** 474m²
- **Land Area:** 10000m²
- **Price:** €499,000
- **Bedrooms:** 3
- **Bathrooms:** 2.0

Property Features

- close to all amenities
- parking
- barbecue
- countryside
- mountain views
- Close to Schools
- outskirts of town
- close to town
- water
- fitted wardrobes
- close to restaurants
- patio
- trees
- Close to Shops
- beautiful garden
- electricity
- easily maintained gardens
- driveway
- various terraces
- private pool
- garden & pool views
- freehold
- wood burner
- outside kitchen
- close to tennis
- outbuildings
- garden apartment
- close to airport
- paddock
- close to port
- close to medical facilities