

### About this property

The Vaneau Marrakech real estate agency offers for sale this magnificent riad, listed as a guesthouse, located in a sought-after area of ââthe Medina, just a 15-minute walk from the famous Jemaa el-Fnaa square. This riad combines authentic charm with modern comfort, ideal for those who love the craft. The riad offers approximately 160 mÂ<sup>2</sup> of floor space and includes seven spacious suites with private bathrooms, perfectly designed to ensure comfort and privacy. On the ground floor, you will enjoy a traditional plunge pool in the heart of the patio, bringing freshness and serenity to the entire space, a living/dining room, and a kitchen, as well as a patio decorated with numerous plants, adding a warm and natural touch. On the terrace, a bar, a kitchen, and a beautiful relaxation area can accommodate guests for breakfast sheltered under a Berber tent. The riad also features a massage room, a hammam, and a sauna, designed for moments of relaxationâa real asset for a guesthouse. Entirely decorated with care and respect for local craftsmanship, this riad enjoys excellent financial profitability and exceptional rankings on booking platforms. This guesthouse is a true oasis of calm and elegance, offering a warm and friendly atmosphere, while being close to Marrakech's main tourist and cultural sites. A unique opportunity for investors or medina enthusiasts. This property is sold fully furnished and equipped, with all necessary permits and its property certificate. Buyer's fees: 3% in addition to the sale price.

#### **Robinson Choual**

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Marrakech Agency

Marrakech - Marrakech

**Price:** 750 000 €

Surface: 3444 sq ft

Rooms: 9

Bedrooms: 7

Bathrooms: 0

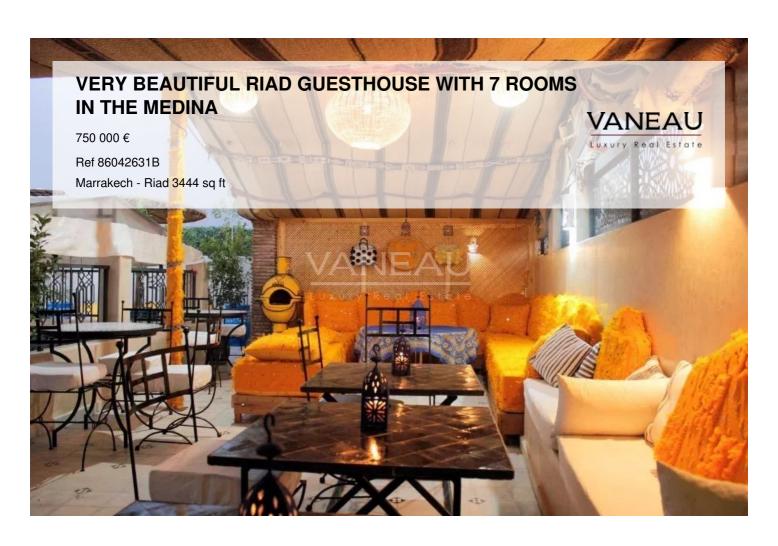
Shower rooms: 7

Garden: Yes

Swimming pool: Yes

Terrace: Yes

Caretaker: Yes









### **VANEAU**

Immobilier de prestige depuis 1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris, Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente viagère

## **VANEAU**

## C'EST AUSSI

# VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation, SCPI, Assurances Vie

### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100% immobilier neuf

### **COURTAGE CRÉDITS**

Exell Crédit immobiliers Assurances emprunteurs

### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à Paris

140 collaborateurs 1200 signatures par an 1000 immeubles par an 2