

# GUEST HOUSE FOR SALE IN BENSLIMANE MOROCCO

price.on.request

Ref 86168611A

Benslimane - House / Villa 8073 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Vaneau Maroc, a premier real estate agency in Casablanca and Marrakech, presents an exceptional property for sale: a rare 13-hectare estate in pristine natural surroundings, ideal for a luxury hospitality or high-end retreat project in Benslimane. On the edge of Benslimane's urban area and just minutes from the town centre, this estate is located in a rapidly developing zone. It offers a serene environment combining modern comfort with natural panoramas, presenting strong appreciation potential within a dynamic development context. This vast estate, a true haven of peace, is distinguished by nearly 5,000 mature fruit trees spread across 11 hectares of orchards, offering an exceptional setting for prestigious tourism or residential activities with complete privacy. The property comprises two distinctive villas: Main Villa: A spacious living room with impressive ceiling height, large bay windows and central fireplace, creating a welcoming, bright and convivial space. A fully equipped modern kitchen designed for entertaining. A master suite with dressing room, adjoining office and private bathroom. Two bedrooms with en-suite bathrooms and mezzanine. An additional bedroom with bathroom. A laundry room with mezzanine and equipment storage area. A large terrace offering panoramic views over the property, featuring a 12 x 6 m swimming pool, pool house, shuttered veranda, barbecue area and shower room. The spacious pool technical room is adjacent to two service rooms. This section also includes ample parking with covered space for three vehicles, a 4 x 3 m veranda, a welcoming pergola and a wooden cabin. Second Villa: Built over two levels, this stone and timber structure exudes charm and authenticity. Ground floor: a large living room, three comfortable bedrooms, a kitchen, and a covered terrace ideal for welcoming guests or family. First floor: a master apartment with bedroom, large private terrace, dressing room and bathroom. A spacious outdoor area, adaptable to various projects. The estate, connected to municipal electricity, drinking water and fibre optic networks, benefits from equipment ensuring autonomy and comfort: 5 boreholes and 3 traditional wells Drip irrigation system Two water reservoirs 9 m<sup>3</sup> freshwater storage tank 20 kWc photovoltaic installation with lithium

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Marrakech Agency

Marrakech - Marrakech

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**Surface :** 8073 sq ft

**Rooms :** 8

**Bedrooms :** 6

**Bathrooms :** 4

**Shower rooms :** 0

**Swimming pool :** Yes

**Terrace :** Yes

**Caretaker :** Yes

batteries Private medium-voltage transformer station 60 kVA generator Comprehensive night lighting Video surveillance and security systems Ancillary infrastructure includes: 3 stables requiring refreshment, suitable for horses or other activities Storage barn, agricultural garage, chicken coop, rabbit hutch and beehives for apiculture 3 staff and security accommodations Why This Estate? Exceptional setting, secure, secluded from view, ideal for hosting a luxury hotel project or high-end retreat centre. Strategic location between Casablanca and Rabat, close to the ocean (30 minutes) and coastal resorts. Just 2 minutes from the future Benslimane railway station and 15 minutes from the local airport. Near the OULED THALEB à THALVIN wine estate, offering on-site tasting and dining. High appreciation potential with the imminent arrival of the 2030 World Cup and new infrastructure projects. This property is sold with title deed. Agency fees of 3% additional to the price.

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## 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

2.5 milliards d'actifs gérés