

## VERY BEAUTIFUL RIAD GUESTHOUSE WITH 7 ROOMS IN THE MEDINA

700 000 €

Ref 86042631

Marrakech - Riad 3444 sq ft

**VANEAU**  
Luxury Real Estate



### 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 the 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 m<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 relaxation—a 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 :** 700 000 €

**Surface :** 3444 sq ft

**Rooms :** 9

**Bedrooms :** 7

**Bathrooms :** 0

**Shower rooms :** 7

**Garden :** Yes

**Swimming pool :** Yes

**Terrace :** Yes

**Caretaker :** Yes



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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