



For Sale

Location: **West Coast**
Asking: **\$1,100,000**
+GST if Any
Type: **Accommodation-Other**

Fox Glacier Homestay B&B with Mt Cook Views

Ropatinis Business and Land for Sale - Exceptional Opportunity in Fox Glacier

Nestled in the heart of Fox Glacier, Ropatinis presents a charming property that not only promises a serene lifestyle but also offers a compelling business opportunity. This picturesque freehold going concern is an ideal prospect for a young family or a couple eager to venture into the tourism industry.

Featuring three studios with a fourth currently under renovation, each equipped with an ensuite bathroom, this property provides a unique investment. The owners' house, boasting three bedrooms, a spacious living area, and a purpose-built large dining space with captivating views of Mt Cook, holds potential for homestays. With three bedrooms, three bathrooms, and an additional toilet, the house offers versatility for various living arrangements.

Originally established as a 3-bedroom homestay with three external studios, Ropatinis underwent a transition, currently emphasising the three external studios. The potential exists to revive the homestay or maintain the house as a warm family home. The accommodation primarily attracts international guests seeking a personalised stay while exploring the beauty of Fox Glacier.

Extensive gardens and a greenhouse for vegetable cultivation add to the property's allure. Currently hosting grazing sheep and chickens (negotiable), the property encompasses a 2-car garage with 3-phase electricity (not activated), serving maintenance and storage needs. The buildings are strategically set back from the street, ensuring enhanced privacy.

With a substantial land area of 1.3390 hectares, ample room for expansion exists, including the potential addition of more cottages. Developers can explore subdivision opportunities, with the potential for creating three separate sections.

Fox Glacier, with an approximate population of 250, offers a tranquil and close-knit community, creating an ideal setting for those seeking a change of pace and a strong sense of community. The property is close to school, suitable for a horse, close to hunting, fishing and hiking, and provides a great lifestyle

This enticing offering is a Freehold Going Concern, and the motivated vendors are prepared to sell after 20+ years, ready to embrace the next chapter of their lives.

Don't miss out on this exceptional opportunity to own a piece of Fox Glacier's charm.

Contact:

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**For more information or to arrange your private viewing, please contact specialist
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Business Resources