



## Unique 10 Bed Villa on Golf Course also suitable as a Boutique Hotel

**59,000,000 THB**

The Manor, a unique detached 3 floor, 10 bedroom property ideal for commercial OR private use.

- Beautiful 1,800 sq. m. 10 Bedroom property.
- Significant Business/Rental opportunity.
- 500 sq. m. of Terraces with huge 18m x 9m private pool.
- Luxury interior fitted with marble, granite and Grade A teak wood.
- Totally private secluded country location with Panoramic views.
- Bordering a Jack Nicklaus designed 27 hole golf course.
- 6 other golf courses nearby inc. the #1 in Thailand.

Due to family commitments price further reduced, now 25% below market value. Unbelievable opportunity to acquire such a large property with extensive grounds.

The design and location of the property makes it totally suitable for a very successful Boutique Hotel or more simply as a Guest House/B&B or solely room rental are all possible options and the close proximity to the golf course provides a constant revenue stream all year round. Especially well suited to golfing groups and their partners. The non golfer can relax by the pool or in the shade of the huge Terrace with that cool drink never far away.

This beautiful property boasts 10 spacious bedrooms all with large chic en-suites, toilet, walk in shower, oversized bathtubs, his and her washbasins set in a granite vanity unit with full length mirror above. There are many features including an impressive 4 Roman style columned entrance area opening into a very expansive Grand Hall with curved marble staircase, 5 marble columns one continuing to the ceiling of the first floor.

Fully fitted European style kitchen which can cater for large numbers of people, equipped with top of the range appliances, large Oak Central Island, concealed walk in Cold Room.

A 100+ year old hand crafted Bar made from reclaimed teak from Mandalay with professional counter top fridge, sink and drainer. Large store room also suitable as a Gym.

Separate air conditioned room suitable for Dining, Reading, TV, Games, Meetings etc. Vast Lounge/Dining area with marble floor, 18 folding doors lead onto a 225 sq. m. semi covered Terrace with wonderful views of the Gardens, Swimming Pool, Golf Course and surrounding countryside.

Top Floor Penthouse with Master bedroom, luxury en-suite, a further bedroom with en-suite and private balcony, Lounge & Dining area, folding doors leading to a 195 sq. m secluded semi covered terrace with outstanding aerial panoramic views.

Within the 6,400 sq. m. of land is a fantastic 18m x 9m Swimming Pool with adjoining mini pool, sitting within the large gardens which surround the whole property. A long driveway leads to the building with parking for many vehicles, and a double garage with adjoining Laundry Room.

The property lies between the 2 towns of Hua Hin & Cha Am approximately 175 kilometres south of Bangkok, about a 2 1/2 hour drive from Bangkok airport. Hua Hin airport already services several Asian locations and has been recently been expanded, A high speed rail link is already under construction which will stop at Hua Hin station. The beaches are of good quality, with an abundance of restaurants, bars and night life. Plentiful shopping everywhere with 2 large indoor shopping centres. Bangkok Hospital Hua Hin provides emergency and remedial care to a high 'Western' standard.

#### COMMERCIAL USE

The entire area is a golfers paradise, Royal Springfield borders the property with an additional 6 golf courses between 10-30 minutes drive away which includes Black Mountain, winner of many awards inc. Best Golf Course in Thailand, Asia Pacific and ranked by Golf Digest as #59 in their World 100 Greatest Golf Courses outside of the USA. This course attracts golfers from all over the world and is only 20 minutes away from this property. The accommodation aspect is an obvious attraction to golfers as they could not be any closer to the golf course plus they have so many other golf courses to choose from nearby.

The large traditional 'Pub Bar' has a real homely feel and will attract golfers after their game as well as the local community. The huge lounge/dining area allows for the operation of a restaurant which the large Kitchen has been designed to cater for.

It is also ideal for private functions including weddings, business seminars, golf societies etc. where the guests would be able to take over the entire property if necessary to suit their requirements.

Spare land is available for more construction or a tennis court and additional adjoining land is available for purchase if required.

The location is beautiful, sitting peacefully in the countryside but not too far from the towns. In addition to a Hotel there are many other business ventures which could be run from this property.

With the Top Floor totally private, this is ideal for an owner to have as their home and to oversee a small easily manageable business while still leading a relaxed lifestyle enjoying the warm weather, golf course and locality or of course it would be an unbelievable private 'Hotel Suite'!

[Contact us](#)

## Features

✓ Fitted Kitchen

✓ Swimming Pool

✓ Covered Parking

## Additional Details

|                     |                |
|---------------------|----------------|
| Listing ID          | HS9038372556   |
| Name of Development | The Manor      |
| Furnishing          | Part Furnished |

View

Golf Course View

## At a Glance

|               |               |
|---------------|---------------|
| Listing Type  | Sale          |
| Property Type | House / Villa |
| Location      | Cha Am        |
| Bedrooms      | 10            |
| Bathrooms     | 13            |
| Living Area   | 1,806 sqm     |
| Land Area     | 6,400 sqm     |