





Excellent 3 star guesthouse set in the styrian Salzkammergut. Extensively developed by the current owners, who have established a reputation for good service and top cuisine. This property represents a good opportunity for those looking to buy a business which can be immediately up and running.

The property comprises well furnished, modern ensuite accommodation for up to 30 guests. Some of the bedrooms have access to a balcony which affords open mountain views. In addition there is a large self catering apartment which sleeps 6-8 guests.

On the ground floor there is a large open plan area which comprises large dining room and comfortable lounge and bar. From the bar there is access to a large terrace which has open mountain views. All rooms are furnished to a high standard and provide an ideal area to relax and socialise after a day on the slopes. Also located on the ground floor is a kitchen, guest toilets and a small office.

The owner's accommodation is located on the top floor of the property and comprises a self contained apartment with kitchen, living room, 2 bedrooms and bathroom. Finally the property has a guest sauna with showers, a ski storage area, laundry room, garage and a private parking area.

### **Excellent business ready to operate!**

-  Ensuite bedrooms for up to 30 guests
-  Holiday apartment for 6-8 guests
-  Owner's apartment
-  Guest Sauna

**Living area: see Plan**

**Price: € 450,000 + VAT**

**Plot: 2.155 sq m**

NOTE: VAT is fully refundable if the property is used as a business and registered for VAT.

The vendor of this property has not yet provided an Energy Report, as required under the regulations which became effective on 01.01.09. In the absence of this, these details are presented under the presumption that the overall energy efficiency of the property is in line with reasonably expected levels given the age and style of the property. Delta Immobilien make no claim or guarantee as to the energy efficiency of the property.

All details provided are correct to the best of our knowledge. No responsibility is taken for the accuracy of the information. The charges for purchasing this property include estate agents commission of 3% of the purchase price (plus VAT of 20%). These charges are not included in the purchase price of the property as shown on the property details. All purchasers will be advised, in writing, of the extra costs for purchasing the property. All sales are carried out under the jurisdiction of Bad Ischl, Austria.





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**DELTA IMMOBILIEN GmbH**



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