

This traditional chalet is in a quiet location just 50 metres from the ski bus stop and ideally situated to access the whole Gastein valley. This well presented property is perfect for operating as a chalet or small guesthouse. The current owners operate it as a catered chalet or bed and breakfast, depending on customer requirements.




On the ground floor are a breakfast/dining room with bar area, fitted kitchen, ski store room (previously an office), guest toilets and storage room. The breakfast /dining room and bar area attractively finished with traditional wooden furniture.

The property has 5 guest rooms (4 on the 1st floor and 1 on the loft floor). The rooms are very large and tastefully furnished. Each has a modern en-suite shower room, balcony, satellite TV, radio and hairdryer. Some are family rooms with a separate sleeping area for children. On the loft floor there is an owner's /staff apartment (80 sq m) with open plan living space comprising living, dining and kitchen areas. In addition there are 2 bedrooms and a well-equipped bathroom. This area of the property is not completely finished, however there is only a limited amount of work required to turn this into a comfortable apartment.

There is a cellar under the whole property with extensive storage areas and a heating room. Externally the property has a large car park and a good sized garden.

Location:

The small village of Böckstein is just 3 km from the centre of the world famous resort of Bad Gastein. It is an ideal place to stay for those wishing to do downhill skiing, cross country skiing and snow shoe walking. The free ski bus gives easy access to all the ski resorts in the Gastein valley. In summer the area is popular for walking and mountain biking amidst the lush green mountains. There are bars, restaurants and shops in Böckstein and Bad Gastein.

-  5 ensuite guest rooms
-  Owner's/staff apartment
-  Large parking area

Size: ca. 350 m²

Price: € 370,000

Plot: 1,123 m²

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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