

Set in an idyllic, sunny location, close to the shores of Lake Hallstatt, this aparthotel is a well developed business and presented in excellent condition throughout. This is a substantial property with a successful trading record. The current owners have established a reputation for friendly, efficient service resulting in extremely positive customer feedback.

The Area:

This property is located in a village on Lake Hallstatt. The lakeside beach, local station and main village facilities are a few minutes walk from the property. Year-round this is a wonderful area for a range of activity based holidays. There are miles of marked walking and cycling trails. In winter the village has cross country skiing, winter walks, downhill skiing and the increasingly popular sport of ski touring. Dachstein Krippenstein is 5 minutes drive away and offers a super freeride ski area. The major Dachstein West ski area, with over 140 kilometres of piste, is easily accessed by ski bus or car (approximately 20 minutes). In summer Dachstein Krippenstein is home to the Ice Cave, Mammoth Cave and 5 fingers viewing point. The UNESCO World Heritage village of Hallstatt, which draws visitors from across the world, is a few kilometres from the property.



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.



The property comprises

Ground Floor: Breakfast room and bar with seating for 65 guests. This could be used as a restaurant (subject to the necessary permissions), fitted commercial kitchen, small office, reception area, guest toilets, ski room and heating room.

1st, 2nd and Top Floor: 8 holiday apartments for between 4 and 6 guests. Each has a modern fitted kitchen, modern tiled shower room, balcony and high quality furnishings (in the main from the local firm of Voglau). On the top floor there is a large owner's apartment comprising hall, living room, fitted breakfast kitchen, 3 bedrooms, 2 bathrooms and balcony. On the 1st floor there is also an area, currently used as a laundry area, which could be converted to a further holiday apartment.

The property has an attractive sun terrace and share in a boat house on the lakeside.

- ▲ Near to Lake and Ski Resort
- ▲ 8 Holiday Apartments - Option to develop a further holiday apartment
- ▲ 3 Bedroom , 2 bathroom owner's apartment
- ▲ Balconies and Terrace
- ▲ Breakfast room and bar

Size: see Plan

Price: € 590,000 + 20% VAT

Plot: ca. 399 m²

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



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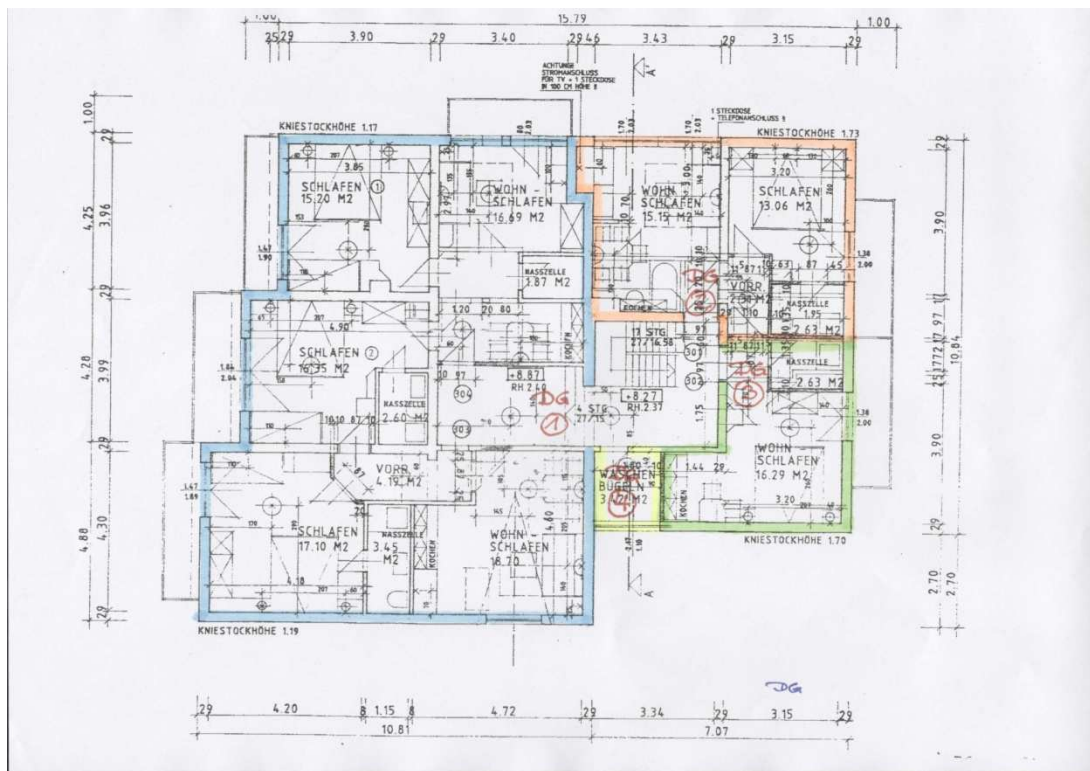
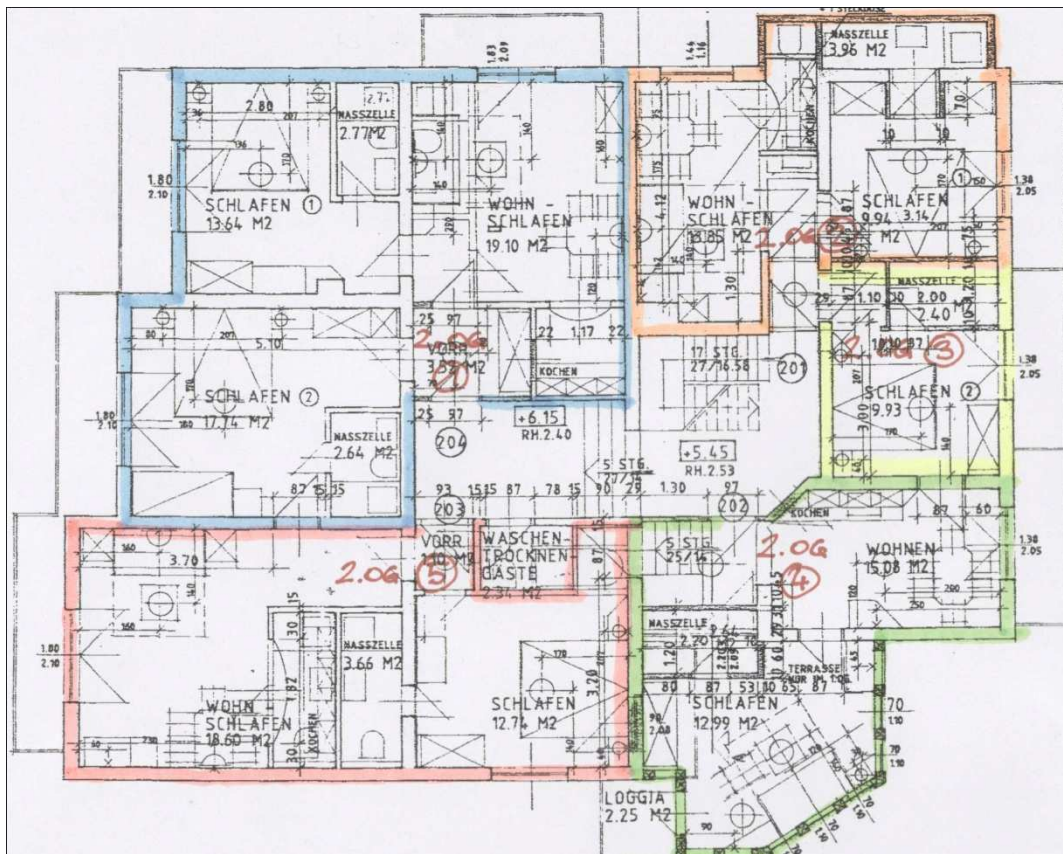
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