

Pension with a year-round operation in Bad Hofgastein

OBJECT: P053

11 guest rooms/ 2 personal rooms / 1 apartment/center

Address: 5630 Bad Hofgastein

Purchase price: € 1.200.000 + approx. 10 % additional costs

Real estate transfer tax: 3.5 %

Land register registration fee (property right): 1.1%

Costs of contract preparation and execution of the land register as well as cash expenses for certifications and stamp duties approx. 1.5% - + 20% VAT

Maklerprovision: 3 % + 20% Ust.



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Object:	P053
Purchase price:	1.200.000 €
Postcode/City:	5630 Bad Hofgastein
Type:	Bed & Breakfast (Pensions)
Total area of buildings:	ca. 360 m ²
Residential buildings:	ca. 265 m ²
Room:	11 (21 beds)
Personalzimmer:	2
Private Apartment:	2 bedrooms+living room+2 bathrooms
Bathroom:	14
TOILET:	15
Balcony:	10
Garden:	Yes
SPA and Wellness:	Sauna, fitness room
Heating:	Central, district heating
Parking place:	6

A beautiful well-kept guesthouse in Bad Hofgastein is available for purchase.

Floor plan

All rooms and the additional apartment have been recently renovated and have been furnished with taste.

Currently, the premises are put into operation as follows:

1st floor was provided for guests and tourists. Here are 11 beautiful renovated rooms with 21 beds, each with its own balcony and bathroom/WC.

On the 2nd floor there are 5 more rooms for long-term rental. Facilities include 2 rooms for staff and private, renovated sun-drenched apartment with 2 bedrooms, a living room and 2 bathrooms.

In addition, the pension building has a large breakfast room, cozy fitness room and sauna.

In the basement you will find a storage room, parking space for bicycles, boiler room laundry room and an ironing room.

Among the various facilities of this property is the terrace.

Operating costs:

Heating-district heating: 764 € (monthly flat rate)

Electricity: 180 € (monthly flat rate)

sewer: 92 €

water : 35 €

Internet+TV : 39 € (Salzburg AG)

Garbage approx.: 52 € (if there is a full house)

Layer:

The guest house is located in the central location. In front of the house there is a ski bus stop. Everything is within easy walking distance. This is our guests' favorite part of Bad Hofgastein, according to independent reviews.

It belongs to Ski Amade with a huge slope system and the famous Alpentherme wellness center.

Distance to:

<i>Schlossalmbahn</i>	<i>1 - 0.8 km</i>
<i>Alpentherme Gastein</i>	<i>0,6 km</i>
<i>Haitzingalmbahn</i>	<i>1,8 km</i>
<i>Restaurants & Cafes</i>	<i>0,3 km</i>
<i>Confectionery & Bakery</i>	<i>0,5 km</i>
<i>Berg Schlossalm</i>	<i>0,8 km</i>
<i>Salzburg Airport</i>	<i>69,1 km</i>
<i>Lake Bathing Lake</i>	<i>3km</i>
<i>River Gasteiner Ache</i>	<i>0,4 km</i>













