

Excellent rated apartment house to take over during operation!

Boardinghouse for sale in 5640 Bad Gastein

Object ID: 8858



Purchase Price: **2,650,000 EUR**





Excellent rated apartment house to take over during operation!

Object ID	8858
Object types	Boardinghouse, Gastgewerbe
Address	(Land Salzburg - Pongau - Bad Gastein) 5640 Bad Gastein Salzburg
Grundstück ca.	666 m²
Balconies	1
Heizungsart	Local heating networks
Last modernization	2022
Parking spaces	6
Status	In Vermarktung
Facilities / features	Abstellraum, Balcony, Garden usage, Kamin
Subject to commission	Ja
Purchase Price	2,650,000 EUR



Objektbeschreibung

Quiet - located in a pleasant residential area - is this recently refurbished, smaller apartment house. Ski bus and shops are within walking distance (3 - 5) reachable. The train station, the thermal baths, the mountain railway and the ski slopes are only 2 bus stops away, alternatively you can walk for around 11 minutes.

Currently, the apartments on the ground floor are only used by the operator and are very attractively adapted, access to the terrace, fireplace, quality kitchen ...

The apartments on the first and second floor, which are rented out, have also been completely refurbished just a few years ago, all bathrooms have been renewed, kitchenettes have been renewed etc. This reflects the rating "Outstanding" in the booking platforms.

The apartments on the 2nd floor can be combined for larger groups or families.

Equipment

Apartment house in Bad Gastein with 9-11 apartments (according to use);

Basement: technical room, wellness room, ski cellar, storage area;

Ground floor: 2x 2-room apartments, 1x 3-room apartment;

1st floor: 3x 2-room apartments, 2 studios,

2nd floor: 3x 2-room apartments (can also be used as 1 large apartment);

The object is heated by means of district heating (radiators / underfloor heating).

energy performance certificate

energy performance certificate

will be presented during inspection



Location

Bad Gastein (aprox. 5838 inhabitants, 1002 m above Sea level) is a world-famous health and winter sports resort that is located in the middle of the National Park Hohe Tauern. Due to the attitude of 1002 m above sea level Gastein is free of fog and has plenty of fresh mountain air. The village of Gastein is characterised by the buildings built in the so called "Belle Epoque" era. Gastein's thermal water, guarantees a very special holiday for sophisticated guests! In Bad Gastein you will find the ideal offer for a holiday together with friends and family, even when there is a difference in interests. An exclusive holiday village with a sensational offer of relaxation and activity programmes which really cannot be beaten! Sports and leisure activities are an addition to improve health and wellness in the world famous Spa and Healing Gallery of the Gasteiner Thermal World. In summer Bad Gastein offers a variety of hiking paths and an 18-hole golf course midst the wonderful Austrian mountain world.

More about the area: www.gastein.com

Infrastructure:

Train stations in Bad Gastein, Bad Hofgastein and Dorfgastein;
Closest airports are: Salzburg (64 km), Munich (204 km)

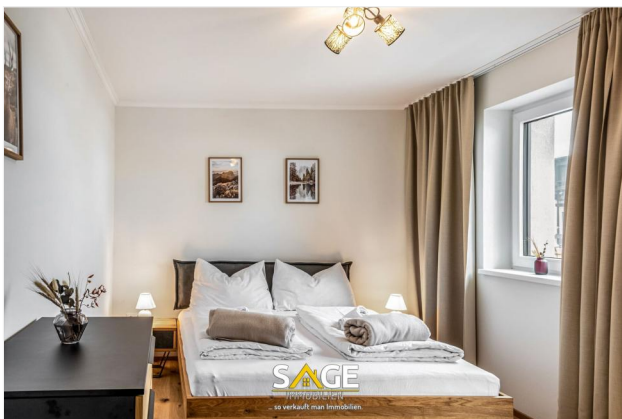




Beispiel Appartement



Wohn-Essraum



Schlafzimmer

SAGE
IMMOBILIEN
... so verkauft man Immobilien.

Besuchen Sie unsere Website und finden Sie:

- zusätzliche Fotos und Grundrisse
- 360° Virtuelle Rundgänge
- Informationen zum Immobilienkauf
- zahlreiche weitere Immobilienangebote

www.SAGE-IMMOBILIEN.at

MySAGE



Beispiel Appartement

