

Very well-kept hotel near Bad Gastein!

Hotel for sale in 5645 Bad Gastein

Object ID: 8411



Zimmer: 25 - Purchase Price: 2,490,000 EUR





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Object ID	8411
Object types	Gastgewerbe, Hotel
Address	(Land Salzburg - Pongau - Bad Gastein) 5645 Bad Gastein Salzburg
Usable area ca.	1,500 m²
Grundstück ca.	4,100 m ²
Zimmer	25
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Öl
Year of construction	1780
Last modernization	2021
Ausstatt Beschr Lang	Plot 4102m ² , living/usable area approx. 1500m ² , 20 double rooms, 3 single rooms, 2 staff rooms,
	1 owner apartment on the 1st floor, restaurant with approx. 70 seats, approx. 20 parking spaces,
	1 carport;
Status	In Vermarktung
Facilities / features	Abstellraum, Balcony, Garden usage, Kamin, Laminatboden, parquet floor, Passenger lift, Sauna, Teppichboden, tiled floor
Subject to commission	Ja
Purchase Price	2,490,000 EUR





Objektbeschreibung

Biedermeier meets modern and perfect hospitality

Originally, this building was constructed as a representative official building in the late 17th century in the opulent Biedermeier style and continuously adapted to the needs of the present. There is an elevator, a wellness area, a spaciously equipped gastro kitchen as well as playful details from the past: stucco ceilings, hand-carved doors and door frames, vaults and much more.

In total, the house offers you a usable area of approx. 1500m², approx. 20 double or family rooms, some single rooms, staff accommodation and an attractive owner's apartment.

"Last but not least:" You can take over the house as an ongoing operation with excellent ratings on the relevant booking portals.

Key figures will only be made available to you after the visit and after signing a confidentiality agreement.

energy performance certificate

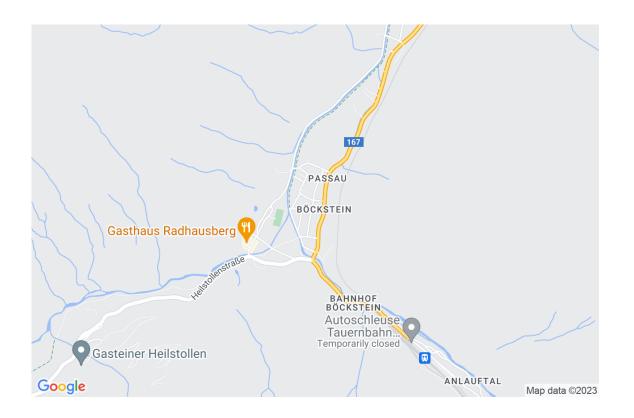
energy performance certificate will be presented during inspection





Location

The community of Bad Gastein (approx. 3990 inhabitants, 1002 m above sea level) is a world-famous spa and winter sports resort in the Gastein Valley. The specialty of Bad Gastein is the location of the center. This was built on the steep slopes around the waterfall and is characterized by steep and narrow streets. Due to the lack of space, space-saving skyscrapers were built on these cliffs. These shape the cityscape of Bad Gastein to this day and are currently being renovated and adapted by new owners in coordination with the townscape. In addition, the municipality is investing in new infrastructure in the town center as well as a new mobility concept that connects the historic town center around the waterfall with the cable cars and the thermal baths by means of a tunnel and elevator system. Enjoy the fresh mountain air at over 1000 meters above sea level. Bad Gastein is fog-free in the middle of the Hohe Tauern National Park. Whether summer or winter, Bad Gastein offers a variety of sporting opportunities. In summer there are over 350 km of well-marked hiking trails, countless family-friendly bike paths, some outdoor pools, tennis courts, an 18-hole golf course and much more. In winter, the Gastein valley with the Stubnerkogel - Angertal - Schlossalm, Dorfgastein - Großarl and Sportgastein ski area offers a great range of ski slopes that will take you to a total of 200 kilometers of slopes and 51 lifts up to an altitude of 2700 meters. With over 90 kilometers of well-groomed cross-country trails, the Gastein Valley is also a paradise for cross-country skiers. The Alpen Therme in Bad Hofgastein, the Felsentherme in Bad Gastein or the Heilstollen in Gastein also provide relaxation and relaxation. Infrastructure: The nearest train station is in Bad Gastein. The closest airports are: Salzburg (94 km) and Munich (204 km). You can find out more about the region at: www.gastein.com or www.gasteinertal.com



info@sage-immobilien.at www.sage-immobilien.at/









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