

VILLA BERGZAUBER HOTEL & EVENTS

**Location:**

Roßleithen, Austria

Holiday region Pyhrn-Priel in southern Upper Austria

Airport Linz - 79 km

Airport Vienna – 177 km

Abtei Admont – 34 km

Großer Priel - 23 km

Roßleithen city center – 0,3 km

Address:

Roßleithen 31, 4575 Roßleithen

Activities in Roßleithen:

Hiking and cycling

Ski region Hinterstoder: skiing

18-hole golf course Windschgarsten

Horse riding

National park Kalkalpen

Property description:

On the small hill with the breathtaking panoramic view in all directions,
wonderful mountain scenery, panoramic views of the valley

January 2015 - takeover by the current owner couple

2015-2016 - Art Nouveau villa (built in 1900) was completely renovated and converted into a modern house

Areas:

3 ha large, park-like land plot

Total land area: ca. 26 500 m²

Plots-Nr. 838/1, 842/1, 842/15, 842/16, 842/17, 842/19, 842/4, 842/5

Villa:	BGF 1.712 m ²
5 Apartments /Earth houses:	BGF 52,5 m ² x 5 = 262,5 m ²
5 Apartments /Earth houses:	BGF 106,8 m ² x 5 = 534 m ²
<u>Event hall:</u>	<u>BGF 551 m²</u>
Total:	BGF 3.060 m²

Land use plan:

Tourism operation



Hotel fact sheet:

Hotel category and guest profile

Hotel & Events

Leisure guests, nature lovers and active,
Seminars, weddings, product presentations, company parties and other events

Logis (Main house and earth houses)

Main house

13 rooms & suites in the villa

Earth houses

15 rooms

5 earth houses incl. DAN-kitchen for 2 guests (also for 4 guests possible) | breakfast and dinner can be booked extra

5 earth houses incl. DAN-kitchen for 4 guests with 2 separate bedrooms and 2 bathrooms/WC | breakfast and dinner can be booked extra

Total: 23 Keys / 86 beds

Seminar and Events

Ballroom for 200 guests
Flexible capacities
Shared lounge

F&B

Restaurant & Bar
Terrace
Meals: BB
A la carte and banquet offer

Wellness

Heated outdoor-pool with salt water
Sauna

Parking

Ample parking

Team

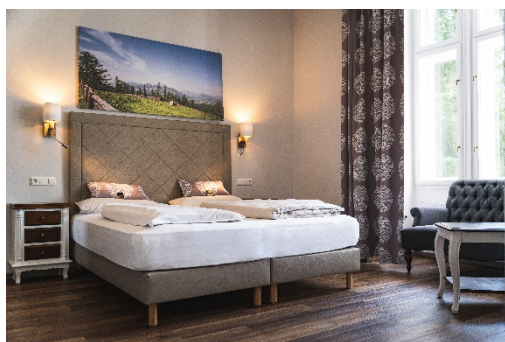
6 employees mainly full-time

Potential for extension

Since the land plot has a dedication as a tourism operation, there is potential for expansion. An extension of the existing number of guest rooms can only be approved upon submission of a concrete project.

Purchase price: EUR 10.500.000

Photos:



Terms and Conditions:

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brokered by us comes about. We would like to point out that in the event of the purchase of the property listed above, you will have to reckon with the following additional costs in Austria:

- 3.5% real estate transfer tax
- 1.1% registration fee
- approx.* 1,5 % for the establishment, fiduciary execution and land registry processing of the purchase contract plus VAT (guideline value*, to be negotiated with a lawyer)
- **3% agency commission plus VAT to Austria Real GmbH**

Contact

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