Unique opportunity: extremely well-kept, renovated Biedermeier-Hotel 4* in best, central old town location. Operation can be continued seamlessly!



Biedermeier Hotel in best city centre location

Objektnummer: 7753/1309

Eine Immobilie von IMMONATION

Zahlen, Daten, Fakten

Art:	Gastgewerbe - Hotels
Land:	Ungarn
PLZ/Ort:	9400 Ödenburg
Baujahr:	1850
Zustand:	Gepflegt
Möbliert:	Voll
Alter:	Altbau
Nutzfläche:	1.200,00 m²
Zimmer:	18
Garten:	400,00 m²
Keller:	100,00 m²
Kaufpreis:	3.000.000,00 €

Provisionsangabe:

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Mag. Dieter Riedlinger-Baumgartner

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1010 Wien

T +43 676 324 45 02

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur


Templom utca
Kolostor utca
Fő tér
Új utca
Szent György utca
Orsolya tér
Városház utca
Fegyvertár utca
Szinház utca
Major köz
SOPRON
Ödenburg • Scarbantia
© Grafika: Ferenc Tamás. Kiadó: Escort Tourist Utazási Iroda és Könyvkiadó. A térkép bárminemű, egészben vagy részletben történő másolása az alkotó és a kiadó engedélye nélkül tilos!



































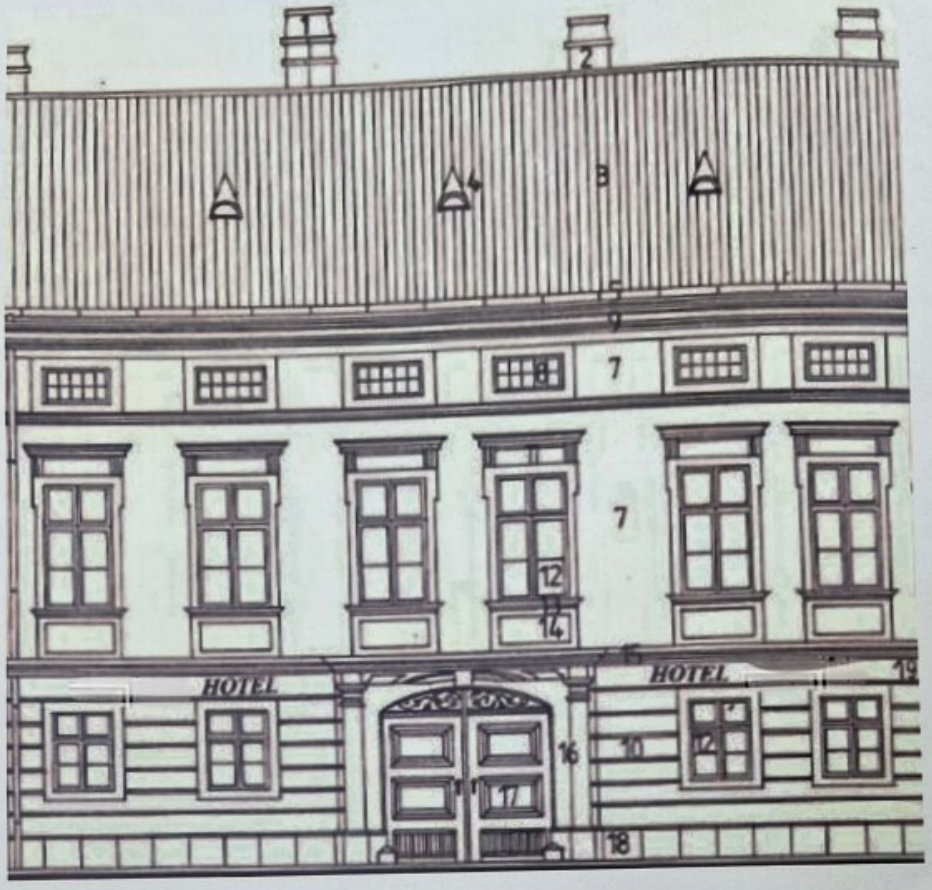

SOPRON
SOPRON



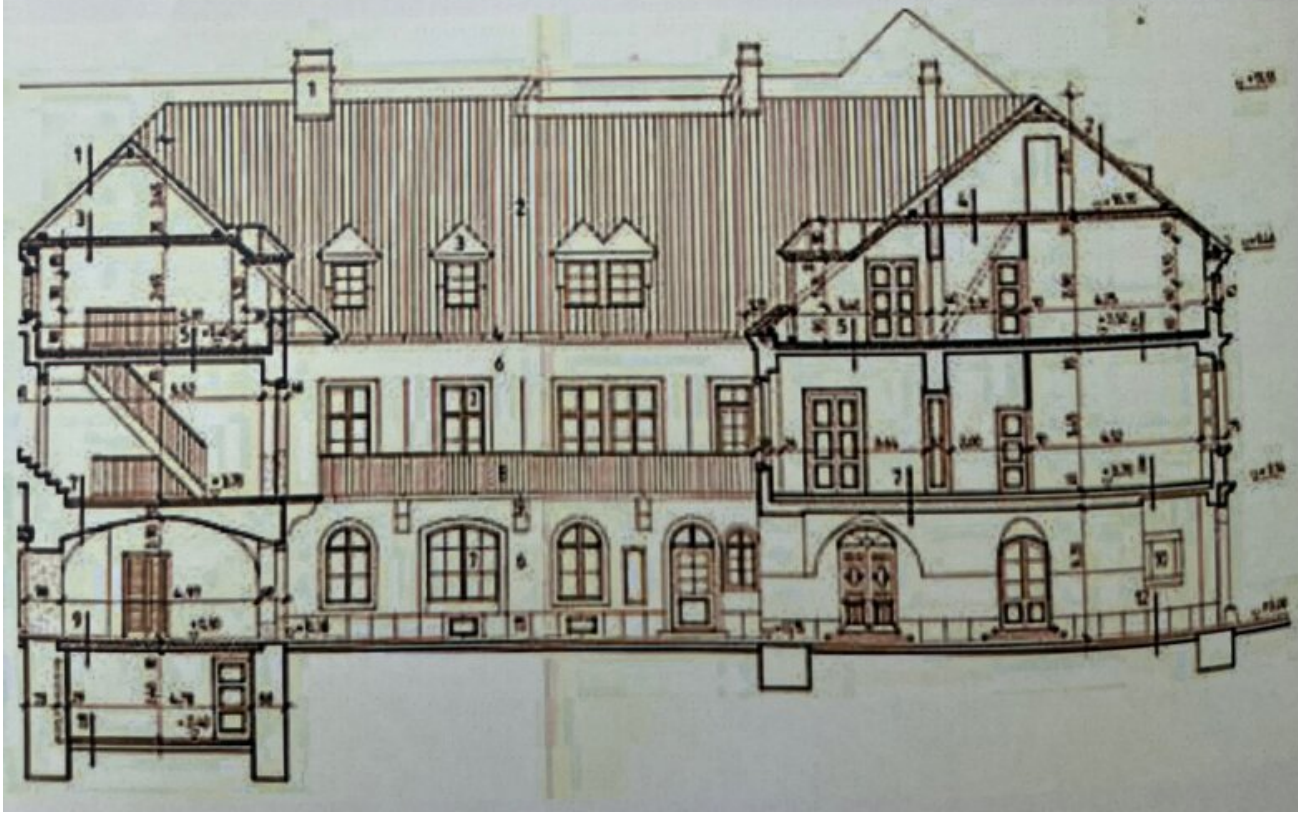



DRINK BAR
RECEPTION

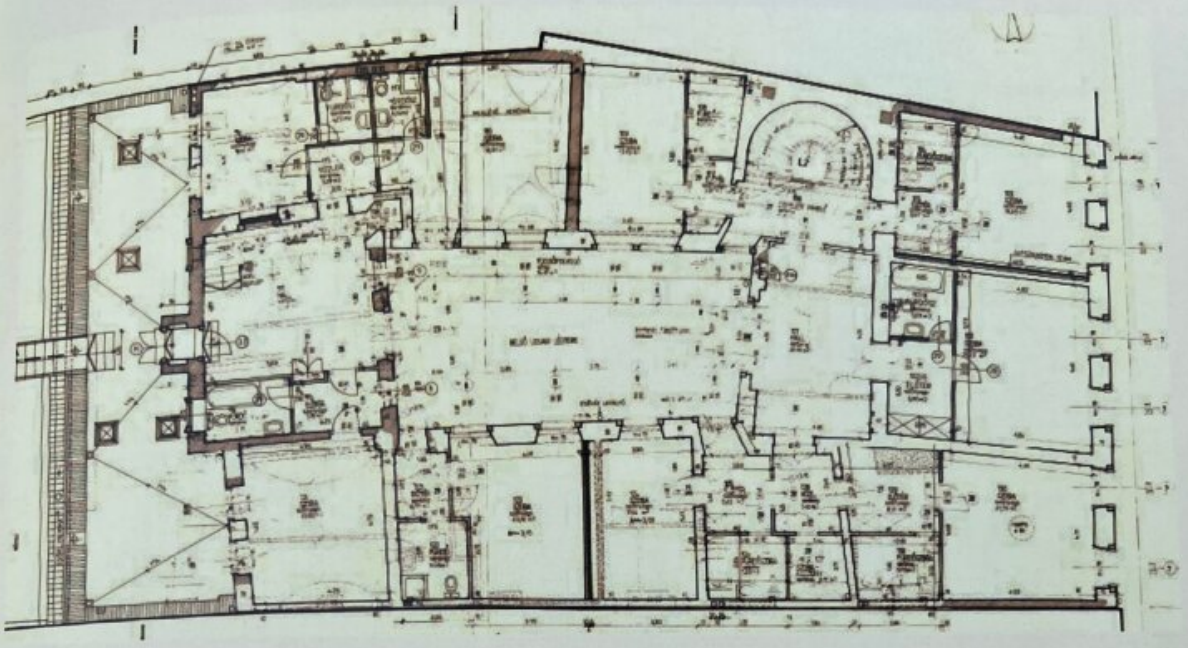

Buderus
Buderus



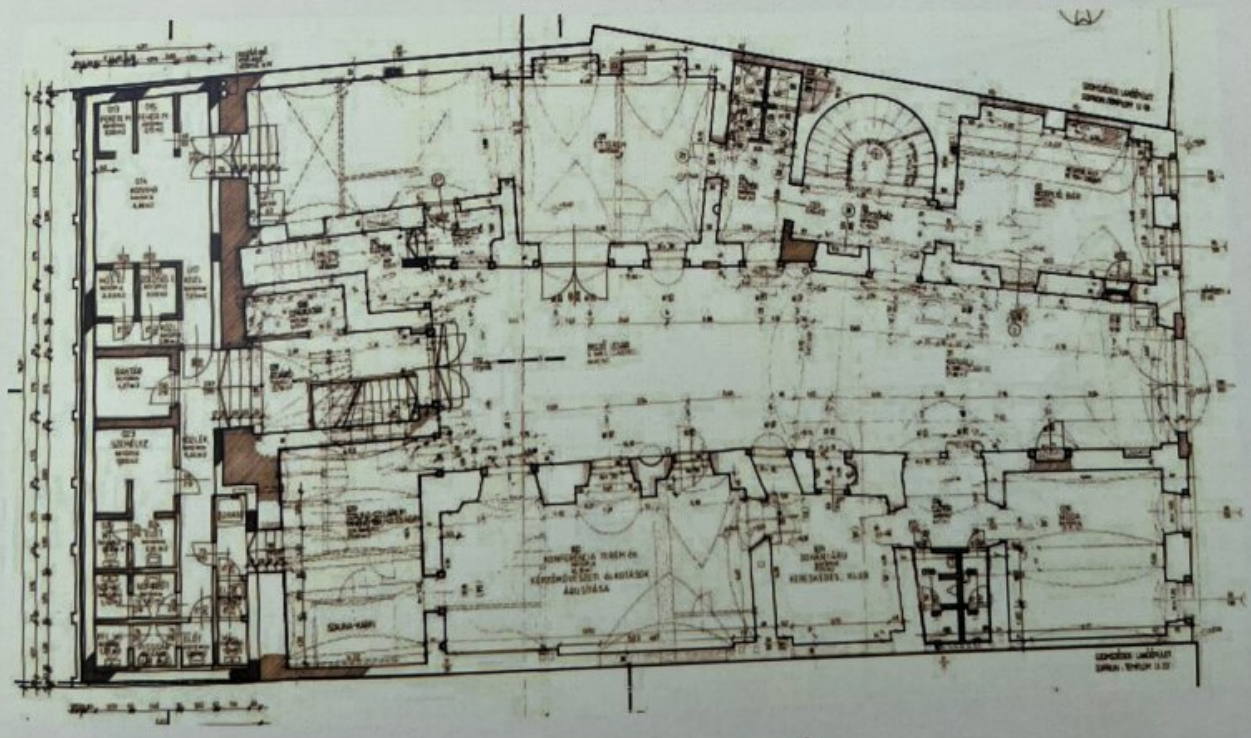
AT



HOTEL ****

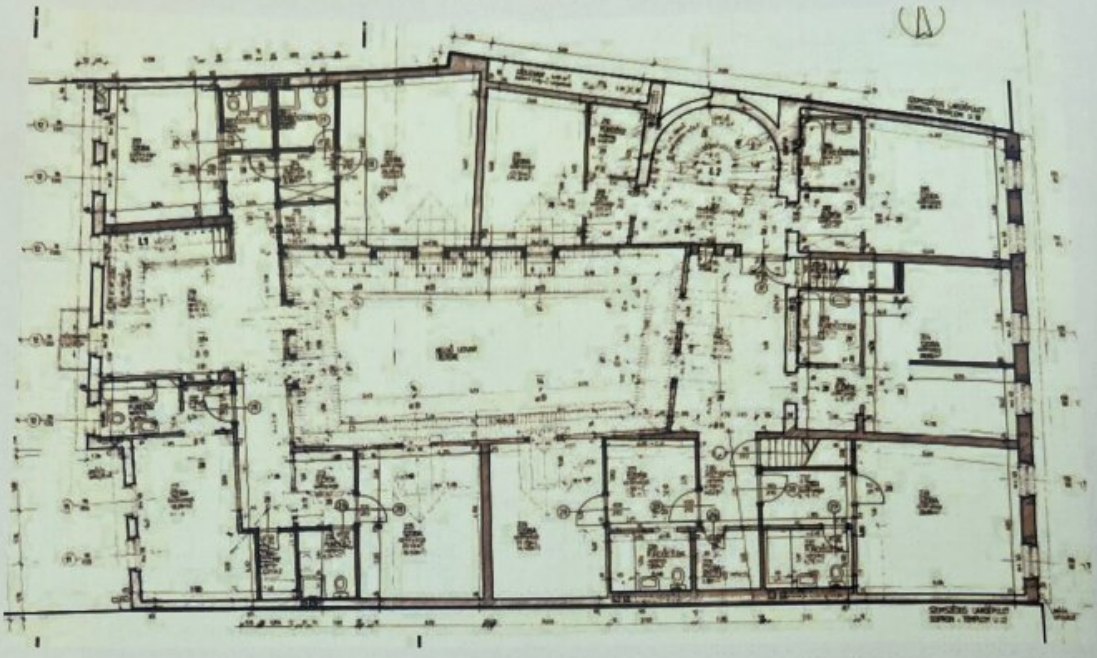


I. EMELET 351,2 m^2

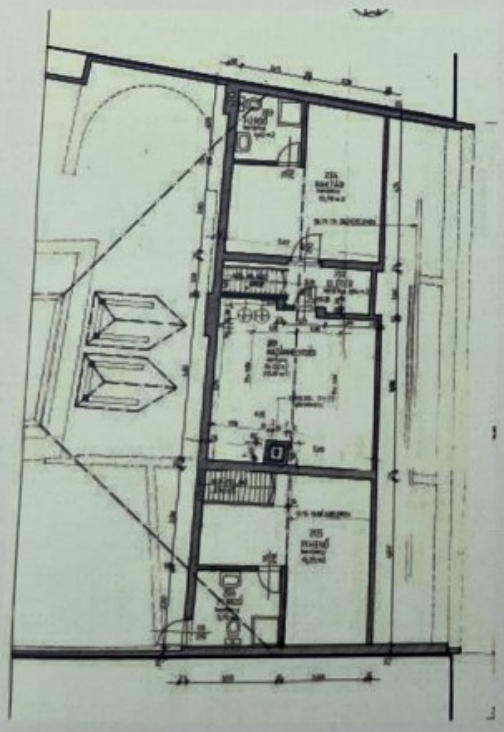


FÖLDSZINT 331,2 m^2

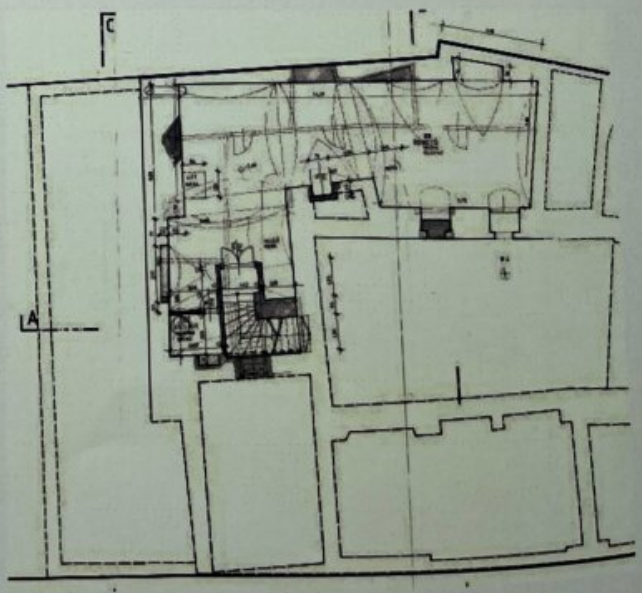
HOTEL ****



II. EMELET 351 m²



TETŐTÉRI KAZÁNSZINT 77,5 m²



PINCESZINT 101,5 m²

Objektbeschreibung

The family -run hotel is located in the historic city center of Sopron, in the pedestrian zone and is part of a protected building ensemble from the Baroque/Biedermeier period. In the immediate vicinity there are all the necessary service providers, authorities, gastronomy, theater, Casino Austria and the conference center. Around the corner, guests can use the public underground car park with 230 seats

The hotel has been run by a family for 25 years, which has completely and high-quality renovated the historic building in 2000 and converted into an elegant 4-star hotel. The renovation included expansion by two more floors. The entire usable area is more than 1,200 m2 and is distributed on the ground floor, 1. and 2nd floor, attic and basement.

- 18 rooms (all with a bathroom) with uniform furnishings in a Biedermeier style with a total
- 40 beds
- Societies on all floors
- restaurant
- Keller wine room
- Conference room
- Play room
- Sauna for 4 people
- Fitness room
- Staff rooms

- Boiler house

- Behind the hotel, guests can relax in a wonderfully quiet garden (with fish pond, fountain).

The heating and hot water supply is secured by a Buderus 90kW gas boiler on the attic. The hot water flows into the water pipe via a central softening system. All rooms are supplied centrally with heat/hot water.

The smoke alarm and fire protection system, security camera, as well as video and audio systems correspond to the most modern standards. Each room has TV and Internet access as well as WiFi access.

The hotel presents itself in an excellent and extremely well-kept state and can be continued immediately without interruption. Since the renovation in 2000, the building has been kept exemplary and continuously repaired.

The hotel operation has been running smoothly for many years. The ratings are extremely positive. 80% of the guests come from abroad.

Since the owners have no successor, this piece of jewelry is sold. A minimum turnover of EUR 350,000 p.a. should be carefully estimated.

I am available for further information and visits.

Extra costs:

4% real estate transfer tax from the purchase price

3% (+20% VAT) mediation commission from the purchase price

Der Vermittler ist als Doppelmakler tätig.