



A beautiful hotel for sale in Sauerland - perfect location

Price	€ 799'000
Country	Germany
City	Sauerland
Category	Hotel
Property ID	B-799
Building area, m ²	3854
Land area, m ²	472
Yield	15.0 %

Property Info

- Property in operation
- Large parking
- Furnished and equipped
- Share deal
- Asset deal

The hotel consists of 2 buildings:

1 building 1260 m².

Parking space 472 m².

Composed area: two houses + conservatory / basement = 3854 m².

Main building:

16 hotel rooms (from 24 - 45 m²);

Gastronomy area (restaurant/beer bar/terrace/kitchen/reception/lobby/public toilets approx. 340 m²/120 indoor seats/20 outdoor seating;

Conference room approx. 75 m²;
Utility rooms (heating/warehouse/cold stores);
Private apartment approx. 140 m², small tanning studio approx. 25 m²;
Corresponding number of parking spaces / garage Evening bar with fireplace room;
Summer terrace (outdoor gastronomy);
Lawn for sunbathing / small tanning studio;
Conference room with group work room;
WiFi in all rooms, WiFi in public areas (fiber optic);
Garages for storing bicycles, in-house parking spaces available;
The hotel is constantly visited by private guests and business travellers.

There is hardly any seasonal influence. The private guests are weekend, group, short vacation, cyclists, motorcyclists, the business travelers are mainly company employees, fitters, long-term living for business reasons. The proximity to the local, large and well-known companies ensure this stable business. This put the hotel in a good position compared to its competitors.

Local events also take place. E.g. birthday parties, weddings, class reunions, funeral coffee drinking. Possibility of 80 - 120 people celebration capacity. Another rental (lease) of outbuildings is possible. This increases the room capacity by 6 hotel rooms, 1 apartment (approx. 60 m²) and a swimming pool and sauna.

