

This established guesthouse is set in a sunny, quiet location just 3 kilometres from „Nassfeld“ski area and 5 minutes, by car, from Hermagor. Currently the property is operated as a catered chalet drawing both winter and summer trade.

The property comprises:







**Ground Floor:** Owner's apartment, breakfast/dining room, well equipped catering kitchen, office, reception, ski/bicycle store room.

**1st Floor:** 8 comfortable, well appointed guest rooms. All rooms are en-suite and have balconies with good views.

**Loft Floor:** This has space to develop a further 3 guestrooms or an apartment (subject to planning permission)

Externally there is an attractive, well maintained garden and double garage.

The guesthouse is the ideal location to attract winter and summer tourism. Carinthia's largest skiing area "Nassfeld" is just 3 kilometres away. This offers 110 kilometres of downhill skiing served by 30 modern lifts. The area also offers a range of winter pursuits including cross-country skiing and snowshoeing. In summer, visitors are drawn to the area by the lakes and mountain scenery. Lake Pressegger is just a few minutes drive from the property and is warm enough for swimming and other watersports. In addition the area of Nassfeld-Hermagor-Presserggersee has approximately 1,000 kilometres of marked hiking trails and 850 kilometres of marked mountain bike trails. For golfers there is an 18-hole golf course near Hermagor. The district centre of Hermagor is a short drive away for those in need of some "retail therapy".

-  Traditional design and with good views.
-  Very quiet, sunny location
-  Near skiing area and golf course
-  8 guestrooms
-  Owner's apartment
-  Double garage

**Floor space: about 449 sq m**

**Purchase price: € 499,000.- + VAT**

**Land area: about 1.768 sq m**

NOTE: VAT is fully refundable if the property is used as a business and registered for VAT.

The vendor of this property has not yet provided an Energy Report, as required under the regulations which became effective on 01.01.09. In the absence of this, these details are presented under the presumption that the overall energy efficiency of the property is in line with reasonably expected levels given the age and style of the property. Delta Immobilien make no claim or guarantee as to the energy efficiency of the property.

All details provided are correct to the best of our knowledge. No responsibility is taken for the accuracy of the information. The charges for purchasing this property include estate agents commission of 3% of the purchase price (plus VAT of 20%). These charges are not included in the purchase price of the property as shown on the property details. All purchasers will be advised, in writing, of the extra costs for purchasing the property. All sales are carried out under the jurisdiction of Bad Ischl, Austria.





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**DELTA IMMOBILIEN GmbH**



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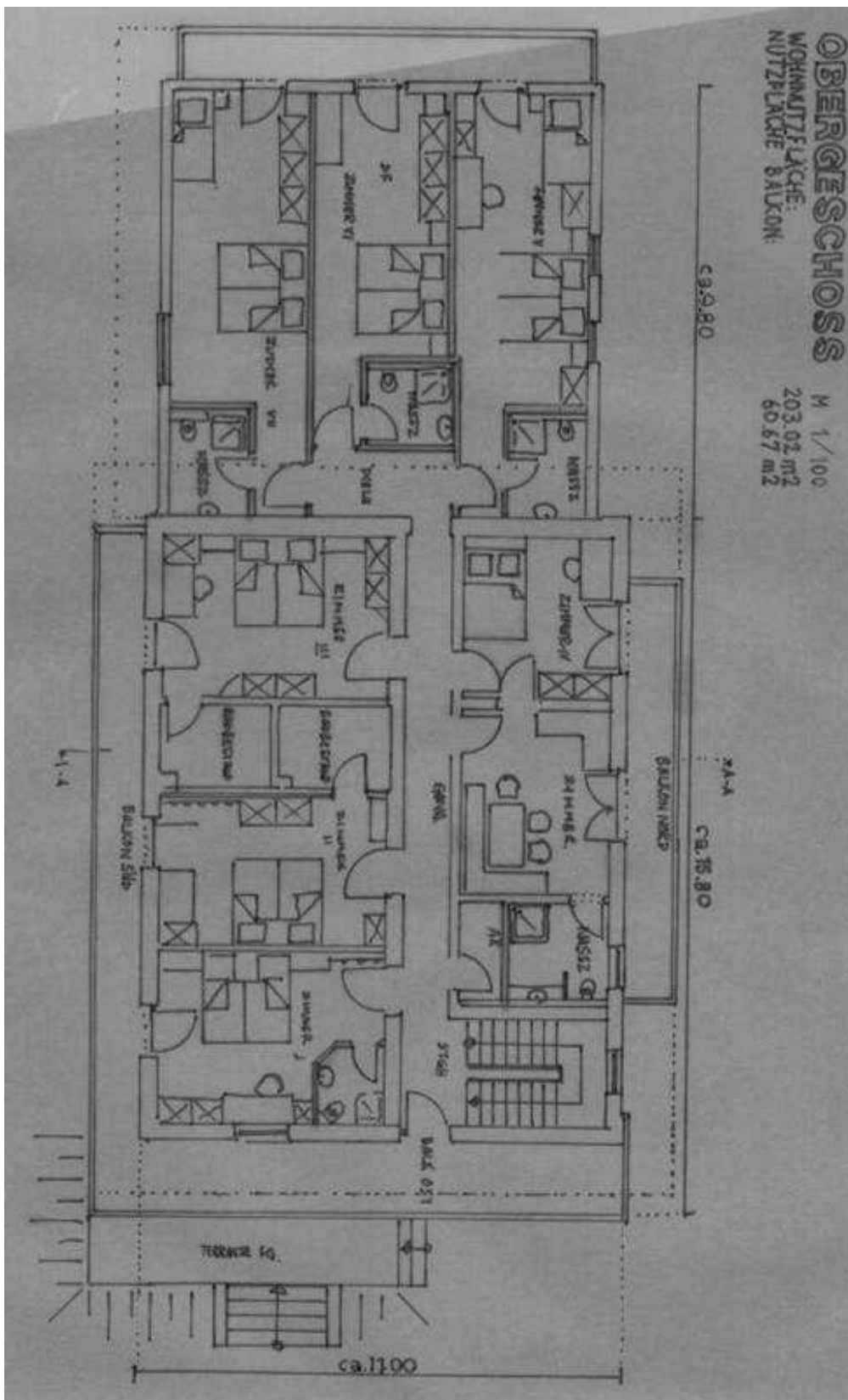
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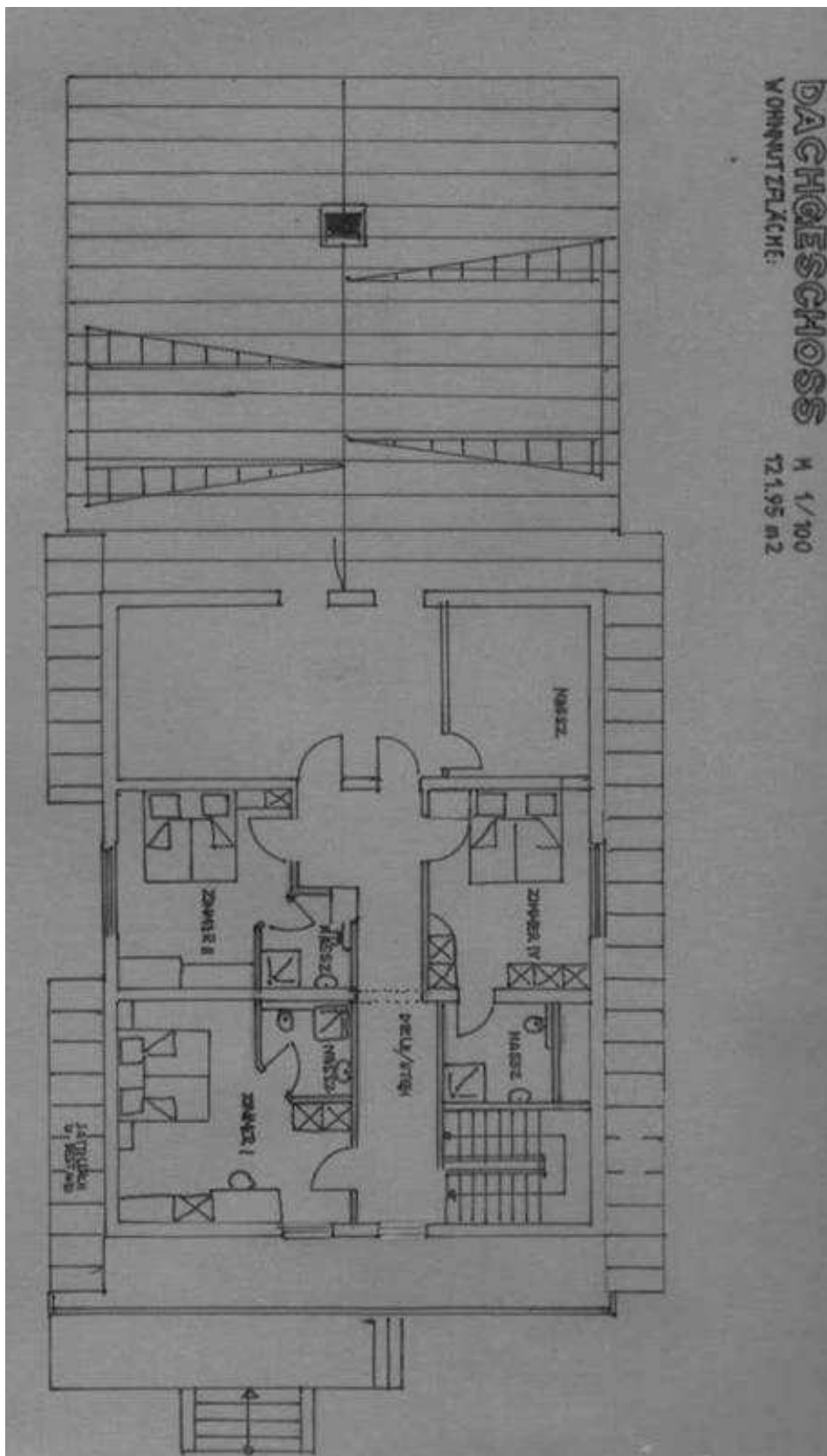




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