

This guesthouse/chalet is in a quiet location just 50 metres from the ski bus stop and ideally situated to access the whole Gastein valley. This well presented property is perfect for operating as a small guesthouse or chalet.

On the ground floor are a breakfast room with bar area, fitted kitchen, ski store room (previously an office), guest toilets and storage room. The breakfast room and bar area attractively finished with traditional wooden furniture.





The property has 5 sunny guest rooms (4 on the 1st floor and 1 on the loft floor) The rooms are very large and tastefully furnished. Each has a modern en-suite shower room, balcony, satellite TV, radio and hairdryer.

On the loft floor there is an owners apartment (80 sq m) with open plan living space comprising living, dining and kitchen areas. In addition there are 2 bedrooms and a well-equipped bathroom. This area of the property is not completely finished, however there is only a limited amount of work required to turn this into a comfortable apartment.

There is a cellar under the whole property with extensive storage areas and a heating room. Externally the property has a large car park and a good sized garden.

Location:

The small village of Bockstein is just 3 km from the world famous resort of Bad Gastein and is an ideal place to stay for those wishing to do downhill skiing, cross country skiing and snow shoe walking. The free ski bus gives easy access to all the ski resorts in the Gastein valley. In summer the area is popular for walking and mountain biking amidst the lush green mountains. There are bars, restaurants and shops in Bockstein and Bad Gastein.

-  5 guest rooms
-  Owner's apartment
-  Large parking area
-  Close to top class skiing

Size: ca. 350 m²

Price: € 370,000

Plot: 1,123 m²

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.





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.

DELTA IMMOBILIEN GmbH



Kreuzplatz 15, A 4820 Bad Ischl

www.deltaimmo.com
info@deltaimmo.com
www.euroburolimited.co.uk

Tel.: + 43 6132 26868 0
Mobil: + 43 664 3955133
Fax: + 43 6132 26868 10

FN: 248970 h
ATU 61134123

Mitglied des immobilienring.at