



## HOTEL NEAR THE RACETRACK

Number: 492

▫ Spielberg, Spielberg, Austria

656 m<sup>2</sup> | 0 room

€3 700 000



### PROPERTY FEATURES

Price:	€3 700 000
ID:	492
Year built:	
Floor:	0
Number of rooms:	0
Square:	656 m <sup>2</sup>
Square footage:	37000
Utilities:	€0
Yield:	€0
estate agent:	6%

### OBJECT DESCRIPTION

Property size : 3.700,0 m<sup>2</sup>

Built-up area: 656 m<sup>2</sup>

Breakfast room : 65 seats/ 100 m<sup>2</sup>

Reception / back office : 16,5 m<sup>2</sup>

Conference room/ lobby : 40 seats Conference rooms m<sup>2</sup> :125

Number of beds : 90

Pitches : 50

Terrace: 50 m<sup>2</sup>

Number of rooms : 46

Kitchen m<sup>2</sup> : 45,00

Operator flat/cellar : 167 m<sup>2</sup>/ 109 m<sup>2</sup>

Terrace places : 30,00

Special features:

Operator apartment: sauna, outdoor swimming pool, 2 bathrooms, built-in ceiling lamps, fitted kitchen, extension possibilities available, garden grill place, garden terrace, large sun terrace, generous windows, generous bath, very modern bathrooms, very modern rooms, guest parking lots.



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## LOCATION

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Spielberg, Spielberg, Austria

Many motor-related events through the Red Bull Ring 3 km away, leisure activities; bike tours, canoeing and alpine park. Famous monasteries, abbeys, golf club and modern spa in the immediate vicinity. Untouched nature, quiet lakes, alpine peaks of 2,000 m peaks, which lead to interesting hiking destinations, pleasure hikes, ski tours, alpine restaurants, hut tips, climbing routes, pilgrim hikes, hiking weeks in spring, summer, autumn mountain hikes, and treetop hiking trails - experience the diversity of nature. In winter skiing, snowshoeing, ice skating etc..





## PURCHASE CONDITIONS

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Our offer is the free offer is not binding, and does not entail any obligation on the part of potential buyers. The company is not responsible for any inaccuracies in the seller or by a person of information, technical inaccuracies or typographical errors. We reserve the right to fix them.

We expressly reserve the right of sale in favor of clients making their first statement about the purchase. We also note that in case of signing of the contract of purchase and sale with the assistance of our company to pay a Commission fee in the amount of 7.14 % of the purchase price.

All data are approximate and are based on information provided to us by the owner of the property.

The information is confidential. Transfer to a third party without our written consent is not allowed and can prove the right to payment of fees.

If the object is offered on the other hand, it must within 5 working days to inform

Berlin Real Estate Consulting, specifying the name of the first seller and the date of receipt of the offer. The proposal is considered to be proof of the activity of the broker.

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