

Deutschnofen – Südtirol [Trentino-Alto Adige]

# Traditional gastronomy with accommodation in the heart of the Dolomites

Property ID: IT244151122



Property ID: IT244151122 - 39050 Deutschnofen – Südtirol [Trentino-Alto Adige]

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## At a glance

Property ID	IT244151122	Commission	Subject to commission
Available from	According to the arrangement	Total Space	ca. 683 m <sup>2</sup>
Year of construction	1995	Usable Space	ca. 0 m <sup>2</sup>

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## Energy Data

Energy certificate valid until	31.10.2032	Energy Certificate	Energy demand certificate
Power Source	Oil	Final Energy Demand	165.00 kWh/m <sup>2</sup> a
		Energy efficiency class	G

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## The property



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## A first impression

The restaurant, pizzeria and bar "Guater Tropfen" is an economically well working guesthouse in Nova Ponente, more precisely in Ponte Nova. Furthermore, the property consists of 7 guest rooms with private bathroom and a three-room apartment. This makes it possible to run the business also as a guesthouse. All necessary licenses are available and allow to work without hesitation. In the basement, various storage rooms and the laundry room offer additional space for all kinds of things. The existing structure and the combination of guesthouse and the room rental offer great opportunities and also space for new ideas in the heart of the Dolomites. The building was built in the 60s, in 1995 the building was core renovated, basement added and extended. In 2012 the winter garden was realized and the interior decoration in the restaurant and in the rooms was renewed. In addition, any maintenance work took place continuously. The dining rooms winter garden, bar and parlor have about 75 seats, the terrace about 25 seats. Outside there are parking spaces, including a fast charging station for electric cars. After more than 20 good years, the current operators have decided to go a new way of life in the future and offer the property with the existing customer base for sale. In the future, new operators should have much joy and success with the popular inn. The seller has flexibility in terms of financing, making the purchase an even more attractive investment opportunity.



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## All about the location

The inn „Gute Tropfen“ is located at 850 meters above sea level on the Eggentaler road in the heart of the Dolomites only 15 minutes from the provincial capital Bolzano, the picturesque Lake Carezza and from the popular ski resort of Obereggen. It is popular for its good strategic position, the position on a main road is very accessible especially for tourists passing through and a popular stop. The restaurant overlooks a beautiful, typical mountain landscape and the Latemar mountain range, which makes the guests' stay even more pleasant.

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## Contact partner

For further information, please contact your contact person:

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