

Deutschnofen – Südtirol [Trentino-Alto Adige]

# Rental: Traditional gastronomy with accommodation in the heart of the Dolomites

VP azonosító: IT244151123



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## Áttekintés

VP azonosító	IT244151123
AZ INGATLAN ELÉRHET?	megállapodás szerint
ÉPÍTÉS ÉVE	1995

Vendéglátás	
Jutalék	Subject to commission
Teljes terület	ca. 683 m <sup>2</sup>
Hasznos terület	ca. 0 m <sup>2</sup>

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## Áttekintés: Energia adatok

Energia tanúsítvány érvényességének lejáratára	31.10.2032
Energiaforrás	Olaj

Energiatanúsítvány	Energetikai tanúsítvány
Teljes energiaigény	165.00 kWh/m <sup>2</sup> a
Energiahatékonysági besorolás / Energetikai tanúsítvány	G

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## Az ingatlan



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## Az els? benyomás

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 owner has flexibility in terms of financing, making the purchase an even more attractive investment opportunity.



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## Minden a helyszínről?

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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## Kapcsolattartó

További információért forduljon a kapcsolattartójához:

Christian Weissensteiner

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