

ID 8156

Offer Corporate sales, firm sales, sales **Locally with dwellings and garden**

The house offers many possibilities.

The ground floor contains a cafe, which is currently leased. It is the lessee, or if the cafe itself will operate the lease contract until the end of the year auflösbar. In the top 2 floors are 2 large and a small apartment. The house was built in 1967 (solid brick construction). The entire building was completely renovated in 2006, the total usable area of 540 sq metres extends to 3 floors, it's all very generously held, including the stairs. The cafe on the ground floor is approximately 120 square meters large, fully furnished, most new, with kitchen and toilet facilities, office, 1 room. There is parking for about 15 cars and 2 terraces with seating facilities. 1st Floor is an apartment with about 110 square meters. The bathroom is completely new and about 14 sq metres in size. In addition there are 2 balconies. 1st Stock is still a small apartment with bath, toilet, hall and space, accommodation and a separate room with toilet and a storeroom. In the 2nd A floor apartment with about 110 sq metres, again with very large bathroom (14 m) and balcony. Also a separate accommodation room with toilet and 2 lockers. In the basement is newly built in 2006, heating, and the tank room, a wine cellar, a laundry room, a party room (50 sq metres) and 2 warehouses. The garden is 1000 m² with 3m high Thujenhecken. Mention is also value the excellent drinking water (Hochgebirgsquellwasser). In addition, there are a fountain in the garden with free water for garden irrigation or as a pool or pond. The house is located in the resort and recreation area in Kolbnitz Mölltal, surrounded by the beautiful and the Weissensee Millstättersee and not far from the famous Mölltaler glacier. The building offers many opportunities for restaurant owners (or still want to be) an excellent opportunity to all areas and the apartments are in very good condition and there is not much comparable competition.

Retail Price: 260,000 Eur

Upon request, we will be happy to send photos by e-mail.

[Corporate sales](#)

Region 98, Austria

Entry in own name

More informations and contact

www.biz-trade.eu/ma-8156.htm