



# The big business marketplace

Business for sale more than 15 years

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ID 17906

## Offer Corporate sales, firm sales, sales **Restaurant at lake**

Residential house with extra restaurant building right on the lake - as well as magnificent building plots er lake in Carinthia, a total of 1.4 acres!

This rarity consists of 4 plots

2 plots (5.387m<sup>2</sup> 3.613m<sup>2</sup> and) are located in an elevated position with stunning views over the entire ersee, as well as the underlying mountains.

In the third plot (2.851m<sup>2</sup>), the house (Year 1992) is a total of 500m<sup>2</sup> of living space, 3 bedrooms, lounge, kitchen and dining room, office, storage rooms, laundry room, bathroom, separate toilet, sauna and fitness room, 2 spacious balconies and terraces. All with beautiful lake views!

On the 1st floor there are 2 junior suites and 3 bedrooms with shower and toilet.

The fourth plot is located right on the lake (2.384m<sup>2</sup>), currently a restaurant building and a separate apartment on the 1st floor.

Rounding out the offer with a splendid 120m<sup>2</sup> large bridge made of solid wood and stainless steel and two boat docks, and a further generous jetty here.

The entire property offers both a spacious private use fantastic conditions, as well as immense potential for developers who want to build here condominiums for sale with lake access.

It can also be divided at any time, so that a portion is used for commercial and private part. The location is unique and probably nowhere else available in this size. Arrange a viewing if you are interested!

### Location Description:

er Lake is the sixth largest Carinthian lake and is located south of Lake Wörth. Due to the location and a temperature of up to 28 ° C, it is one of the most popular lakes. In addition to school, kindergartens and doctors lse will find shopping for their daily needs. Carinthia's capital Klagenfurt is only 10 minutes drive away, as is the Klagenfurt Airport. From here you have easy access to major airports in Europe. is due to its beautiful natural landscape (4 lakes) bike and hiking trails as well as the fresh air is a great place to live. In the winter ski slopes in 20 minutes away.

The proximity to the border of Italy and Slovenia gives wonderful excursions.

Cities such as Venice, Salzburg and Trieste can be reached in 2 hours by car, Udine and Ljubljana in 1 hour, 3 hours in Munich, Milan in 5 hours.

### [Corporate sales](#)

Region 90, Austria

Entry in own name

More informations and contact

[www.biz-trade.eu/ma-17906.htm](http://www.biz-trade.eu/ma-17906.htm)