



Property ID FER2207-2



(ABA) 2 hotels with conference hall, riding hall, thermal fountain and many other ext...



Type of object:	Hotel
GLA:	38.726 sq. m.
Guest space:	3.000 sq. m.
Price:	1.150.000 €
Commission Rate:	2.54% of the purchase price incl. VAT



Property description:

Investment *Investment opportunity*

2 hotels with indoor fountain, conference hall, 8 cottages, riding hall, restaurant, night bar, own thermal well with pool, tennis court, grill garden.

38.726 m2 plot with 3.000 m2 building with 800 m2 terrace, 2000 m2 stone floor. Important: The buildings were renovated in 2004!

A private thermal well with medicinal water, medicinal water pool and sauna house are also part of the facilities. The well has a large water output, its water capacity could well be increased tenfold.

Building:

Hotel "A" 3 floors, 607m2 + 170m2 terrace

Ground floor: an elegant restaurant (for 40 people); the kitchen with its ancillary rooms and an economic entrance; heat center; 4 external, closed storage rooms; the garden (for 40 people, but it can still be expanded).

1.Floor: Reception, office, dressing rooms for staff, social rooms, 3 storage rooms, 2 rooms with bathrooms, 1 apartment (consisting of a living room, 2 rooms and a bathroom) Current function: Wellness department - sauna, solarium and 2 therapeutic devices with vacuum system.

The price of the machines listed here is not included in the purchase price.

Upper floor: hall, 2 apartments with living room, 2 bedrooms, bathroom; 2 apartments with living room, 1 room, bathroom; 2 rooms with double bed and bathroom; 2 rooms with bathroom, in which the beds are separated.

Hotel "B": 2 floors, 526 m2 + 400 m2 terrace, Paradeplatz

Night bar, social building, 16 double rooms with bathrooms, one apartment with 2 rooms, living room, 2 bathrooms, covered balcony, the apartment is accessible through a separate staircase.

In front of the building there is a square with a fountain, where guests loved to hang out.

Conference building: 307 m2 + 30 m2 covered terrace

Conference hall (for 200 people), kitchen, bar, social building

Farmhouse: 8 pcs.

4 pcs.: 47.1 m²; 4 pcs.: 38.5 m²

Total: 342.4 m²

The houses are separated and form a small alley.

4 cottages have 1 living room, kitchenette, 1 bedroom, 1 bathroom, 1 terrace, the other 4 have + 1 bedroom.

Each cottage has a 10 m² covered terrace.

The cottages are heated with a convector; in the other buildings, a combination of radiator and floor heating was installed.

Riding hall: 468 m² with 12 individual stalls, natural history store, hoof laundry, 2 storage rooms for tools, social building, office, indoor winter racing arena, apartment for riders with separate entrance: on the ground floor 1 living room with fireplace, on the upper floor 2 rooms and bathrooms; the apartment is air-conditioned

Healing pool: 15 x 5 m and 1.5 m maximum water depth

Right next to it is the sauna house with a sauna for 4 people, a shower and a separate toilet.

The temperature of the water from the well is 60 °C. Its composition has not been analyzed yet, but it has exceptional healing properties for rheumatic, musculoskeletal abnormalities, skin diseases.

Still other pools can be expanded as the well is privately owned and has its own purification tank. The designs for introducing the medicinal water into the buildings are already finished.

Other buildings: approx. at least. 350 m²

2-storey wooden house, 1 separate house with 1 room, 1 kitchen, 1 bathroom for the staff; Laundry, furniture storage, workshop and 1 tennis court to be renovated.

The property is accessible from the main road and from a dead end.

Public utilities: Gas, sewer, own waterworks with tested, excellent drinking water

quality. But the plot is also closed to the municipal water supply, as a reserve. Thanks to its own system, there is no bill for the water.
Electricity: from the mains, but during full operation another solution must be used: a special line was installed from the community's central transformer to the property, thanks to this transformer there is always sufficient continuous power.
Heating: combination of gas, circo, radiator and floor heating. In the farmhouse gas convector.
And a great option: using the thermal water!

There are 3 parking spaces for 60 cars, outside the property there are parking spaces and in the dead end. These can also be used.

If you had this resort built now, it would cost five times as much!
The circumstances offer a quick compensation time.

sleeping places:
23 rooms with 2 beds and a bathroom = 46 people
2 piece 2 room apartment with bathroom = 8 people
12 two-room apartments with living room and bathroom = 72 people
1 piece 3 room apartment with 2 bathrooms = 8 people

Together: 134 people

Without living room (13 pieces): 108 people

Location:

The property is near Kaposvár.
Kaposvár is the county capital of Somogy County.
About 300-400 meters away is a large fish pond.

Miscellaneous:

You can find more than 250 other checked properties at
www.immocenter-ungarn.com

NEW

Electrosmog / radiation exposure - classification of the property #

Look out for our unique A-B-C classification of properties at the beginning of the property title! Explanation on our home page!

Have you found a house and want to know if the offer is okay? There is often the "foreigner surcharge" or hidden defects, let our construction appraiser look at the house and verify the purchase price.

After the 'purchase as seen' notices of defects are almost impossible to enforce.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

- * Creation of a request in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your dream property; Risk assessment by our building experts / energy consultants (within a radius of Héviz | Keszthely 50 km)
- * Assistance in the handling of all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German sales contract translation
- * Re-registration of all utilities such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price greater than €50,000 = 1.27% of the purchase price (incl. VAT)

Purchase price less than €50,000 = 2.54% of the purchase price (incl. VAT)

Commission Rate:

As a buyer, you pay 2.54% incl. Hungarian VAT for this property against receipt of the invoice and signing of the purchase contract.

This price includes the

- Review of the land register for freedom from encumbrances and ownership rights
- Mediation of a German-speaking lawyer (in HU lawyers certify the purchase contracts, no notaries like e.g. in Germany)
- a German language translation of the sales contract
- all re-registrations of utilities such as electricity, gas, water, garbage etc.

Remarks:

The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.

General business conditions: We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.

Miscellaneous: Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online

Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look at the house and verify the purchase price. After the purchase as seen Complaints are practically no longer enforceable.

You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)
- Support in handling all purchase formalities
- ion of an English-speaking notary (layer)
- English sales contract translation
- Re-registration of all providers such as electricity, water, gas etc.
- Housekeeping during your absence

At the following fixed price:

- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including

VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com













