

Center of Bad Hofgastein. Beautiful old spa house for renovation

Object: P081

34+ rooms/ approx. 505 m² / approx. 1.700m² / center/ from year 1558

Address: 5630 Bad Hofgastein

Purchase price: € 1.500. 000 + approx. 10 % Incidental costs

Real estate transfer tax: 3.5%

Land registration fee (right of ownership): 1.1%

Costs of drawing up the contract and execution in the land register as well as cash expenses for certifications and stamp duties approx. 1-1.5% + 20% VAT.

Brokerage commission: 3% + 20% VAT.



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<i>Property type</i>	<i>Multifamily townhouse, manor house, Spa house</i>
<i>Status</i>	<i>For renovation</i>
<i>Free from</i>	<i>immediately</i>
<i>Purchase price</i>	<i>€ 1.500.000</i>
<i>Commission</i>	<i>3% zzgl. USt.</i>
<i>Special features</i>	<i>Monument protection</i>
<i>Year of manufacture</i>	<i>1558</i>
<i>Total area approx.</i>	<i>1.700 m²</i>
<i>Plot</i>	<i>505 m²</i>
<i>Parking spaces</i>	<i>2 in front of the house</i>
<i>Rooms</i>	<i>34+</i>

A historic building of the tourist center of Bad Hofgastein and a recognizable symbol of this place - the Kurhaus Bräu Moser- was offered for sale.

It was built in 1558, renovated several times and to this day very well preserved and delights visitors with a firm medieval architecture. The coat of arms of the Archbishop of Salzburg, Count von Künburg, is attached to the west side outer wall of the Kurhaus.

Spectacular is also the location of the house with the distant view to the blue mountains and a few steps away from Emperor Franz I monument.

This beautiful property has a generous total area of 1,568 m². The living area of the house (approx. 1.038 m²) is distributed on 4 floors and offers 7 spacious apartments with private bathroom and toilet. Here you will also find 2 cozy basements, which can be converted into the brewery, restaurant or an atmospheric wine cellar.

2 parking spaces are also available in front of the house.

Room layout

The house was used for tourist purpose and the room layout was adapted accordingly. During the renovation there is a possibility to change the layout as desired. It is allowed to extend the roof with dormers on all sides. Extra rooms or terraces could be provided.

KG2: brewery + parlor (161 m²)

KG1: 4 independent entrances with wardrobes and staircases, 3 WC, 5 additional rooms (244m² - currently used as a store)

Ground floor: 2 apartments with WC. (207 m² WF and 73 m² NF)

OG1: staircase, corridor, 7 apartments with WC (WF 233 m² + 50 m² NF)

OG2: staircase, corridor, 2 WC (228 m² WF + 72 m² NF)

DG: 2 large rooms, elevator and 8 dormers windows are allowed by Federal Monuments Office (310 m²)

Location:

Bad Hofgastein is a popular resort of skiers and snowboarders. To be seen are the sights such as: Healing fountains, bathing lakes, thermal baths. There is also a wide range of sports activities. It is visited annually by more than 150,000 travelers. Between two cozy towns Bad Gastein and Bad Hofgastein, you can find picturesque ski slopes with lifts and restaurants, also known as "Skigastein". These facilities are also used in summer by the numerous hikers.

Distance to:

Supermarkets Billa, Spar - 0,1 km

Alpentherme Gastein - 0,2 km

Schlossalmbahn I - 0,8 km

Schlossalmbahn II - 1,9 km

Haitzingalm lift - 1,9 km

Sendleiten - 2,8 km

Bad Gastein train station - 6.9 km





























