

EUROBURO LTD

An English registered company with representation in Austria.
Property for sale in Austria, Slovenia, Slovakia, Croatia, Germany & Hungary
Contact : euroburo@alpinepost.com

Black Forest Germany
LHBFHOTEL

Family Guesthouse in Popular Tourist Location



Guesthouse with 11 guest rooms (23 beds).
Large private owners accommodation.
Private parking.

Situated in a quiet area but close to the village centre, with wonderful views of the valley.

Located in a busy tourist area – ideally placed for exploring the Black Forest and the Alsace in France.

Places to visit in the area:

Baden Baden, Freudenstadt, Triberg (famous for cuckoo clocks and Germany's highest waterfall), Europapark, Strasbourg (France), Basle (Switzerland), Mummelsee and the Schwarzwaldhochstraße (a very famous road for bikers).

This is also a very popular walking and nordic walking area.

An ideal property for those looking to relocate.

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Offers in the region of 375,000 Euros

Details Provided in Strict Confidence

Outside:

Private parking (block paving) for 12 cars.
Small sun terrace adjacent to the car park.
Small grassed garden area to the front of the property.
Owner's parking space with adjacent storage area.
Cellar containing boiler (new boiler in January 2008) and small workshop area.

Inside:

Ground floor:
Lobby/Reception.
Guests Dining/Sitting room – seats 25+.
Kitchen for preparation of guests' meals.
Dry goods store.
Self Service Bar.
Ladies and Gents Toilets
Television Room, currently used as a storage/ironing room – with balcony.
Large storage room.



Stairs to First floor:

4 Double rooms (1 room also with an extra bed) with en-suite shower, basin, WC (1 room also has a bath), satellite TV and private south facing balcony. Size of each room 6.5m x 3.6m, including en-suite.

1 Double room with en-suite shower, basin, WC, satellite TV and large private terrace.
This room is not totally square – size at widest point is 6.5m x 4.2m.

Separate Toilet

Large laundry/storage room (5.5m x 2.8m).

Outside terrace.

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Stairs to Second floor:

4 Double rooms (1 room also with an extra bed) with en-suite shower, basin, WC, Satellite TV and private south facing balcony. Size of each room 6.5m x 3.6m, including en-suite.

1 Twin room with en-suite shower, basin, WC, Satellite TV and balcony. This room is not totally square – size at widest point is 6.1m x 4.2m.

1 Single room with en-suite shower, basin, WC and Satellite TV. Size of room 5.6m x 2.8m.

Small storage room.



Stairs to Third floor:

Private Owners Accommodation comprising of:

1 Double bedroom with en-suite shower, basin and toilet.

1 Double bedroom with en-suite shower.

1 Bedroom with basin and WC.

1 Bedroom currently used as an office.

Bathroom with shower, basin, WC and plumbing for washing machine.

Large open plan Living/Dining/Kitchen area.

Large Hallway.

Private Balcony.

Full floor approximately 152 sq m

The property also has a small indoor swimming pool.

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