

## CONTACT

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## BASIC DATA

object number: **3056/1076**  
 object type: **Accommodation**  
 state: **Nyugat-Dunántúl**  
 address: **9700 Szombathely**  
 price: **price upon request**  
 Guest rooms: **29**

## DESCRIPTION

### A COZY HOTEL COMPLEX IN SOMBATHEGY, WESTERN HUNGARY

This property, which consists of three building parts, was built in 2000. The multi-storey building complex is located on a landplot near the center of Szombathely. The city center is easily accessible for guests and residents of the property. There is a restaurant in this guest complex. (Note! The restaurant is not part of the sales offer).

The property consists of:

#### 1) The pension:

The pension has 14 rooms, of which 11 are double rooms and 3 are triple rooms. 4 rooms are air-conditioned. Each room has its own bathroom. There is a storage room and a laundry room on the first and second levels. The 400 sqm basement has two fitness rooms, a sauna with shower, the boiler room and staff rooms.

The reception is located on the ground floor of 50 sqm. The first level is 150 sqm. The second level is 130 sqm.

#### 2) The guest house with apartments:

The separate guest house has a total of six apartments and its own staircase. Five 2-room apartments are 48 sqm (living room and bedroom) and one 3-room apartment is 90 sqm (living room and 2 bedrooms).

Each apartment has its own bathroom and an equipped kitchen. The apartments are partially air-conditioned. The guest house has a camera-monitored parking lot.

#### 3) The workers' dormitory:

The workers' dormitory has an area of 412 sqm, offers space for 25 people and is currently fully occupied.

#### Number of rooms:

There are nine rooms, six of which are equipped with 2 beds and three with 4 beds.

The number of rooms can be expanded. The service areas are:

- 2 wet rooms (shower for men and women)

- 1 lounge with kitchen part
- 2 washrooms
- 2 storage rooms and a staff toilet available.

The building complex was renovated in 2020 (new windows, external thermal insulation, new furniture, completely renovated bathrooms, new boilers).  
Renovation costs: The total cost of the renovation was 150,000 euros.

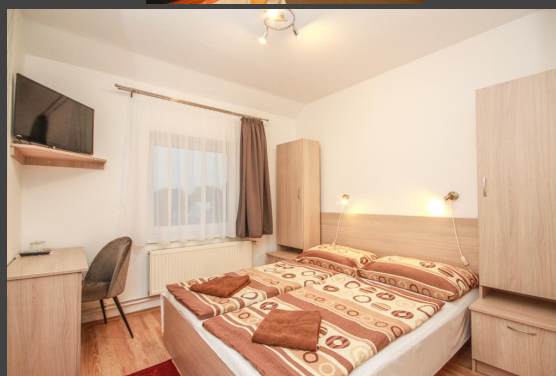
The purchase price is currently Euro 1,411,000.

Please do not hesitate to contact us for more information about this property.

price:	price upon request
Buyer's comm.:	3% plus 27% VAT
Guest rooms:	29
Plot area:	approx. 2,200.00 m²
Effective area:	approx. 1,200.00 m²
heating demand class:	A++
Energy class factor:	A+

**Air conditioning:** individual; **Location:** City centre; **Features:** Fully accessible, sun protection, safe, with a cellar; **Security:** security; **Public transport:** Railway, Bus









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Imprint

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