

Ref: K1122

## Profitable Family Hotel with 65 rooms located in the beautiful landscape of Westerwald

**3,200,000  
EUR**



**Investment type :** For sale

**Property type :** Hotel

**Bedrooms :** 65

**Restaurants :** 2

**Hotel area :** 4500

**Price in Euros :** 3,200,000 EUR

**Price in US Dollars :** 3,298,969 USD

**Country :** GERMANY

**Condition :** Turnkey



### **Owners finance possible.**

The history of this hotel dates back to 1788 originally build as a farm and grow slowly into a hotel as it is today with 65 rooms. Located in the forest with deer in the beautiful landscape of the Westerwald . Only 30 minutes from Bonn.

Member of enjoyhotels.

There is a Manager on site, who can stay on or lease the hotel from the new owners. Currently 40 % GOP.

Discover one of the most beautiful West German landscapes, the Westerwald, with its primeval forests and wildly romantic nature. Recharge your batteries and pamper body and soul, far away from the daily hectic. We are located less than 65 km from Cologne, the wonderful cathedral city on the Rhine.

The hotel has 2 restaurants, 3 terraces (1 partly covered), a lounge, meeting rooms, a Bierstube, an outdoor bar and a sunbathing area with fruit trees

This makes us easily accessible for your upcoming weddings, company gatherings, meeting or (team building) workshops

### **Info:**

Freehold property

The hotel has 65 rooms, of which 62 are for hotel purpose and 3 are staff rooms- The following rooms allocations are:

2 Suite2 (2 beds each)

2 Full service Apartments (2 rooms, 4 beds each)

1 Full service apartment (3 bedrooms, 6 Beds)

4 Single rooms

4 Twins

12 Double rooms in Building Wilddieb Built in 1983, renovated 2021

12 Double Rooms in Building South, Built in 1993

11 Double Rooms in Building West, Built in 1986, renovated 2021

8 Double rooms in Main Building, Built 1973, Renovated 2020

2 Family rooms in Main building, 4 Beds Each

**TOTAL OF 124 BEDS**

All rooms have private bathrooms, Foreign TV, Wifi and 90% has Balcony with sitting area.

The 4 Buildings have individual heating systems. 2 with Oil, and 2 with Gas.

All systems/ Burners are replaced in the last 8 years and installed/ maintained professionally each year.

Gas installation propane Tank is leased with the gas supply company.

Air extracting installation for meeting rooms / lounge as required for Covid, ( 2021)

2 Restaurants ( 40 and 50 seats)

1 Lounge ( 100 seats, Biliard, dancefloor and bar. )

1 Bar at entrance ( 30 seats)

1 Bar in Basement Wilddieb ( not in use, 30 seats)

1 terrace 200 seats, partially roofed and heated

1 terrace 50 seats, partially roofed and heated

2 Meeting rooms / Workshop rooms 80m2 Each

1 fruit garden with swing chairs and goats 2000m2

Kitchen area 200m2 with walk in fridge/freezer

Stockrooms 5

All licenses are in place.

Solar Panels on the roof since 2021.

No lease contracts for any equipment or Brewery.

Rental agreement with church to rent 2000m2 land for 500 Euro per year Where live stock is grazing and parking space is for 60 cars and Busses

All inventory included in the sale (besides some private paintings/ clocks and attributes)

**Property is running and profitable.** We operate 9 out of 12 months because we choose to have time off. ROI 200 000 ( 2021)

Owners can lease back 2 years for 200K a year, or stay for handover.