

Pension, café or letting in a historic half-timbered house

02779 Großschönau, House for sale

Object ID: 11840_1



Living area approx.: **450 m²** - Total space approx: **850 m²** - Rooms: **15** - Purchase price:
340,000 EUR



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Object ID	11840_1
Property Type	House
Address	02779 Großschönau Sachsen
Floors in the house	2
Living area approx:	450 m²
Area approx.	400 m²
Total space approx	850 m²
Property approx.	1,150 m²
Rooms	15
Bathrooms	5
Primary energy supplier	Gas
Year of construction	1836
Last modernization	2010
Condition	Well maintained
Features	High-end
Total parking spaces	4
Stellplätze	4 parking spots
Features	Außenstellplatz, Bathtub, Built-in kitchen, Cellar, Chimney, Garage, Garten/Gartennutzung, Guest WC, Heritage-protected, Laminatboden, Plank flooring, Shower, Stone floor, Storage room
Subject to commission	Yes
Buyer's commission	7,14% of the purchase price incl. 19% VAT, payable by the buyer to the broker The commission is due and earned with the notarization of the purchase contract.
Rental income	100,000.00 EUR



Purchase price

340,000 EUR



Objektbeschreibung

This historic half-timbered house offers a total of 15 rooms, 5 bathrooms and a total living space of approx. 450 m² on 2 floors. It could easily be used as 4 (holiday) flats. Three flats have 2 rooms, kitchen and bathroom, while the fourth flat is even suitable for larger families or small groups; with 6 rooms, kitchen and 2 bathrooms.

The house is furnished to a high standard and has various floor coverings such as floorboards, laminate and stone. The tasteful furnishings can be taken over completely. The last modernisation took place in 2010. Since then, the property has been in a well-kept condition. Wood-burning stoves ensure cosy hours in the house.

Due to its historical uniqueness, the property is a listed building. The extraordinary architecture and beauty of the half-timbered houses can be admired in this region. The house is heated by gas heating and has a cellar, storage rooms and a rustic barn that can be converted.

Overall, this house offers plenty of space and still has extensive potential for expansion. The high-quality furnishings and charming surroundings contribute to the unique atmosphere on site. The house is ideal as a multi-generational home, investment property or for accommodating and entertaining holiday guests.

Interested parties should not miss out on this property.

Features

- Floorboards
- Wooden windows
- Many rooms, predestined for holiday use
- Umgebendehaus with pleasantly high ceilings
- Lovingly renovated
- Can be taken over furnished
- 4 self-contained residential units
- 3 tiled stoves
- Two-storey attic, can be converted
- Barn with 300 m² usable area
- In-house, internal well

Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search



specifications, including:

- Property style
- Budget
- Location
- Investment or own use

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All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified by inspection of the building file.

Energieausweis

Energieausweis

nicht erforderlich



Location

Großschönau is a municipality in Saxony at the foot of the Zittau Mountains and forms the western gateway to the Zittau Mountains Nature Park. The Mandau flows through the municipality. Großschönau is known for its unique and historic townscape and attracts overnight guests from all over Germany and neighbouring countries.

The Zittau Mountains are characterised by an idyllic landscape with sandstone cliffs, forests, mountains and beautiful lakes. The municipality of Großschönau offers a good infrastructure with shopping facilities, schools, doctors and leisure activities. The nearby town of Zittau offers further cultural and tourist attractions.

Property prices in Großschönau and the surrounding area are rather moderate compared to other regions in Germany. Due to its high recreational value, the region is very popular with holidaymakers. The wide range of activities on offer here includes swimming, hiking, climbing, mountain biking and winter sports.





Street view



House entrance



Garden view



Historic living room



Kitchen



Bathroom





Living room



Townscape



Zittau Mountains

