



#0005002665

## Renommierter Gastrobetrieb in Irdning

8952 Irdning



Purchase price: 1.800.000,00 €

Usage Area: 1.340,00 m<sup>2</sup>

### YOUR CUSTODIAN



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## DESCRIPTION

Renomierter Gastrobetrieb im Zentrum von Irdning.





## FITTINGS AND PROPERTIES

### PROPERTIES



|                   |                              |
|-------------------|------------------------------|
| Category          | Hotel/Restaurant<br>Industry |
| Usage Type        | Commercial                   |
| Sales Type        | Buy                          |
| Form of ownership | Sole ownership               |

### AREAS

|            |               |
|------------|---------------|
| Usage Area | ca. 1.340 sqm |
| Base Area  | 1.090,00 sqm  |

## ENERGY CERTIFICATE

### *Available*

|                                   |   |
|-----------------------------------|---|
| Energy Certificate Date           | 21.06.2023  |
| Valid until                       | 20.06.2033  |
| HWB-Value (KWh/m <sup>2</sup> /a) | 189,70  |
| HWB Class                         |  E |
| fGEE Value                        | 1,66  |
| fGEE Class                        |  C |



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

|                |                              |
|----------------|------------------------------|
| Unit Buy Price | 1.800.000,00 € incl. 20% VAT |
|----------------|------------------------------|

### TOTAL

|                 |                          |
|-----------------|--------------------------|
| Total buy price | 1.800.000,00 € incl. VAT |
|-----------------|--------------------------|

|                |                 |
|----------------|-----------------|
| Commission Buy | 3% plus 20% VAT |
|----------------|-----------------|

### SIDECOSTS

|                    |  |
|--------------------|--|
| Costs for contract | Lt. Tarifordnung des<br>jeweiligen<br>Vertragserrichters |
|--------------------|--|

|                      |      |
|----------------------|------|
| Purchase tax percent | 3,5% |
|----------------------|------|

|                             |      |
|-----------------------------|------|
| Land register entry percent | 1,1% |
|-----------------------------|------|



## INFRASTRUCTURE AND SURROUNDING

### INFRASTRUCTURE

#### Shopping

< 500m: Haring Kommunikationssysteme

< 500m: Josef Hofer EU

< 500m: DIDr. Roman Schaffer

< 500m: Trafik Fuchs

< 500m: Peter Mayer

< 500m: Bauprofi

< 500m: NKD

< 500m: Peter Optik

< 1km: Sport 2000

< 1km: Emil BauKG

#### Health

< 500m: Dr. Eveline Pötsch

< 500m: Veterinärrat Doktor Lamprecht Gerald

< 500m: Dr. Waltraud Rojer

< 500m: Diplom Tierarzt Doktor Giselbrecht Gerolf

#### Education

< 500m: Volksschule

#### Other

< 500m: Raiffeisen Bank

#### Gastronomy

< 500m: Marktcafe Irdning

< 1km: Schlosstaverne

< 1km: Grabenwirt

#### Public Institution



< 500m: Polizeiinspektion Irdning





## GALLERY









## LINKS AND DOWNLOADS

[More information](#)

[Flächenwidmung](#)

[Kataster](#)

