



Exposé 2281

Hotel-Garni-Restaurant **with beautiful lake-view on the western shore**

Place: The Estate is located on a quiet hillside at 500mt a.s.l., few km from the lake and with a beautiful lakeview.

Notes: The Hotel-Garni-Restaurant

- ✓ *Rooms:* 11 rooms, of which 7 double ones
- ✓ *Floors:* 2 Floors + cellar and 2 storerooms
- ✓ *Surfaces:* ca. 670 sqm, of which ca. 210 sqm as restaurant
- ✓ *Seating Restaurant* ca. 60 seats indoor + ca. 40 seats outdoor
- ✓ *Seating Garni* ca. 50 seats
- ✓ *Seating Meeting hall* ca. 30 seats
- ✓ *Portico Garni* ca. 50 seats
- ✓ *Pools:* 22x11m (242 sqm) + 9x5m (45 sqm)
- ✓ *Tennis courts:* 2 courts (rented from the municipality)

The estate is in good condition; the area is very appreciated for walks, Mountainbike, Canyoning, Surf, Golf and saling.

The garni has got also 11 parking slots and 2 Garages.

The restaurant is located close to the Garni, along with the pools and Tennis courts.

Price: **On Request**

Commission: **3,66% IVA tax incl.**