

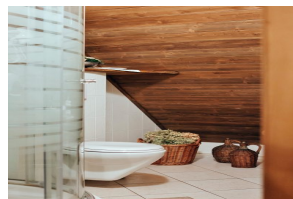
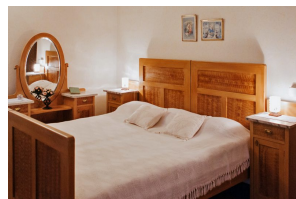
## Carinthia region – Well established Boutique Hotel & Restaurant in the heart of Northern Slovenia

1.749.000 €



### Property details

Type:	Commercial
Land included:	3.534 m <sup>2</sup>
Size:	1.000 m <sup>2</sup>
Region:	Koroška (e.g. Slovenj Gradec)
City:	Muta
Built:	2003



## Description

This is a unique investment opportunity as the property is a well-established business in a lovely fast developing region in the North part of Slovenia, only 20 km from the Austrian border.

The property consists of a restaurant that seats 80 people and the garden area seats an additional 70 people.

The kitchen is fully equipped, well maintained. All the equipment is included in the price.

On the semi basement floor there is a multi-purpose room for socialising that can host up to 200 people, which is occasionally also rented out for special events such as i.e. weddings. The room is decorated with lovely vaulted ceilings and rustic furniture.

The hotel consists of 7 rooms that sleep 30 people. The rooms are located on 2 floors.

All the 5 rooms on the first floor have view to the Mountains in the area. The other 2 rooms are located on top floor of the building.

All bedrooms have collectible furniture, from known owners.

The so called "Carinthian house" is furnished according to the traditional architectural tradition and boasts excellent regional cuisine and international recognition.

The hotel is extremely popular among cyclists because there are a lot of cycling paths in the area. The facility is located right next to the international cycling route - DRAVA BIKE, which is one of the most visited in Europe. There are no other significant accommodation facilities in this part of the 50 km long route.

Popular location also among motorcyclists from all over Europe, as the location is an excellent starting point for routes throughout Slovenia and Croatia.

Muta is well known for one of the oldest and historically important churches of St. John the Baptist in Slovenia.

The area is green, offering many outdoor activities such as hiking, cycling and skiing.

Extra land available next to the property.

Infrastructure nearby or within 5 km, Austrian border 20 km, Maribor 50 km, Graz 80 km, Klagenfurt 80 km.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT