



Very nice B&B with holiday and owner apartment.

Zell Mosel

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Very nice B&B with holiday and owner apartment.

City	Zell Mosel
Type	Alles
Surface area	410m²
Number of rooms	12
Number of floors	2
Heating	wood
Lot size	926m²
Price	€ 399.000
Courtage	3,57%
Reference no.	2781

Description

This very nice B&B with holiday apartment and owner's apartment is situated on a small mountain slope just outside the Centre of Zell-Mosel on the edge of the Altlayer Bachthal with a view to this valley and the forest and vineyards.

The romantic little town of Zell at the Mosel is surrounded by vineyards and is known worldwide for its "Zeller Schwarze Katz" wines. The town has many historic buildings, including the Zeller Castle and numerous hotels and restaurants. There are also medical practices, bakers, a grocery store, an optician, a shoe shop and a hardware store.

Zell-Barl has a variety of shops, including supermarkets, a drugstore, an Aldi and a Lidl. There is also a hospital.

There is also an indoor and outdoor swimming pool, tennis courts and a football pitch.

Classification:

Lower floor: Total approx. 130m²

Apartment 1: approx. 40m² with: hall, living/bedroom, kitchen, bath with shower, toilet and sink, wash- and storeroom, terrace.

Owner area: hall with stairs, bedroom with own bathroom and terrace doors, bedroom with own bathroom, sauna and terrace.

General: boiler room with pellet storage, storage room, laundry and ironing room.

Ground floor: about 157m².

Apartment 2: approx. 52m² with: hall, living/dining room, bedroom, bathroom with shower, toilet and sink, terrace.

Owner area: living/dining room, kitchen with complete fitted kitchen and terrace doors, large terrace with awnings, desk/study, double garage with large roof terrace.

General: general entrance and hall, breakfast room with patio doors and terrace.

First floor: approx. 123m²

B&B area with: stairway where you have a built-in work/laundry cabinet, 2 double rooms with balcony, 1 single room with balcony, 3 double rooms. All rooms with private bathroom with shower, toilet and sink.

General: This very nice B&B with holiday apartment and owner`s apartment is fully in use and will be taken over as such. The property is in a good condition and is modernly furnished. There are no additional costs for the continuation.

Because of its location, the many possibilities to sit outside, the beautiful view, the spacious private parking spaces, the peace and quiet and yet close to the Centre of Zell, this is truly a jewel. You don't see something like this very often.

The property will be heated and supplied with hot water by a modern fully automatic pellet central heating system, which is from the year 2014.

Ausweistyp:Energiebedarfsausweis

Energieträger:Holzpellets

Baujahr:1961

Endenergiebedarf:271,2kWh(m²*a)

Energieeffizienzklasse:H





