



Well-maintained group accommodation on the Moselle.

Briedel Mosel

Schlossstrasse 1
56856 Zell (Mosel)
+49 (0) 6542969838

www.hollander-makler.com

Well-maintained group accommodation on the Moselle.

City	Briedel Mosel
Type	(vakantie) huizen
Surface area	330m²
Number of rooms	13
Number of floors	2
Heating	Oil
Lot size	196m²
Price	€ 249.000
Courtage	3,57 % K�uferprovision inkl. MwSt., verdient und f�llig mit Beurkundung des notars
Reference no.	4719

Description

This well-maintained group accommodation is located in a quiet street in Briedel, a stone's throw from the Moselle. Briedel is a particularly fascinating wine village, possessing many beautiful half-timbered houses. Further architectural gems are the Himmeroder Hof, the former town hall from the year 1615, and the St Martinskirche from 1800. This is well worth a visit. The church is very special because of its beautiful ceiling paintings, and the organ built by the famous organ builder Stum. From the square in front of the church, you have a fascinating view over the slate roofs of Briedel to the Owl Tower, a testimony to antiquity, the city wall of Briedel from 1400. Also the beautiful village square the Briedeler fountain in nostalgic style decorated with wine, motifs. The history of the famous Briedeler wine. In short, Briedel is a must-see place on the Moselle. A romantic town with pretty streets and quaint little shops, very nice to stroll through. So Briedel is also a real hiking paradise. The Briedeler Schweiz a hiking area with romantic rock formations, beautiful views and well-marked hiking trails. A ferry connects Briedel with its vineyards on the opposite Moselle side. Many vineyards lovingly tended, 160ha. Wine field of which 70% with the Riesling grape. Briedel is therefore very well known for its grand wine/street festivals in August and September.

For more info: <https://www.briedel.de>

Layout:

Basement: the house is entirely undercroft with several rooms.

Ground floor: Hall, living-dining room with pellet stove and pleasant large balcony, breakfast room, kitchen with fully fitted kitchen, pantry, guest toilet, laundry room with heat pump boiler, landing, boiler room and courtyard.

First floor: Landing, 4 double bedrooms with shower, washbasin and toilet, sauna with shower, linen room.Â

Second floor: landing, double bedrooms with shower, washbasin and toilet, 3 bedrooms with washbasin, bedrooms, bathroom with shower, washbasin and toilet, guest toilet.

Attic: spacious attic with insulated floor.

General: This well-maintained group accommodation is in a good state of repair. The house is heated by oil-fired central heating and a pellet stove. The windows in the house are a mix of double and single glazing. The roof, which is in good condition, was re-covered 6 years ago with roofing slate and the side with real slates. The basement offers enough space to store bikes, motorbikes and the like. A total of 18 people can stay here. This house is sold including inventory. (Inventory list on request)

Example of expected return:

Rental for €500 per night with a minimum rental of 100 nights per year comes to €50,000 gross per year. From this, 25% in expenses and reservations are deducted, leaving a net profit of €37,500.

With a purchase including buyer's costs of €275,000, this gives a return of around 13.5%.

Â

Â

Ausweistyp:Energieverbrauchsausweis

Energieträger:Heizöl, Holzpellets, Strom

Baujahr:1888 Â

Endenergiebedarf:103,8 kWh/(m²*a)Â

Energieeffizienzklasse:DÂ

Â





