



Oportunitate Investitie-Pensiune Sanmartin

€ 630,000

Sanmartin, Oradea

ID: 134

Puzzle Imobiliare va propune spre vanzare in regim de reprezentare exclusiva, o proprietate deosebita, pretabila pentru investitii, situata in comuna Sanmartin din judetul Bihor, la 3 km de Oradea si la o distanta de doar 2 km de Statiunea Baile Felix.

Pensiunea este in functiune, genereaza profit si poate reprezenta un bun prilej pentru clientii doritori sa continue aceasta afacere.

Proprietatea este formata din : - 1 apartament privat cu baie proprie situat la mansarda;

- 10 camere cu baie proprie și balcon ce pot fi folosite in regim single/double, fiecare avand o suprafata utila de 25 mp;

- Sala Restaurant cu o capacitate de minim 60 de persoane;

HORECA;

- Bucătărie pentru oaspeti complet utilată

- Separat de cladirea principala se mai afla o cladire nou

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construita ce dispune de mai multe camere, bai si bucatarie, astfel incat si aceasta poate fi folosita in regim de inchiriere pentru cei care isi doresc un sejur cu mai multa intimitate;

- Parcare pentru minim 12 autoturisme;

Proprietatea are un teren de aproximativ 2287 mp, pe care regăsim amenajate o piscina, un jacuzzi, zona de plaja cu sezlonguri si o filigorie cu loc de gratar, toate avand dimensiuni foarte generoase astfel incat sa se poata bucura toti clientii de aceste facilitati.

Imobilul este construit cu materiale de cea mai buna calitate, este consolidat pe structura solida din beton cu pereți din cărămidă, izolație exterioara EPS 80 de 10 cm, plansee din beton, ferestre temopan cu tamplarie PVC, acoperis cu tigla ceramica iar incalzirea este asigurata de centrala proprie pe curent cu calorifere din aluminiu.

Proprietatea este conectata la toate utilitatile (apa, canalizare, cablu TV, internet, curent 220/380, iar in proiectul comunei este aprobata racordarea strazii la reseaua de gaze in anul 2023).

Pensiunea are toate standardele UE si se preda complet mobilata si utilata. Un aspect foarte important de mentionat, este faptul ca in alipire cu aceasta frumoasa proprietate se afla o casa noua de tip plan parter, care poate fi achizitionata separat, de catre viitorii proprietari ai aceste afaceri.

Prețul propus pentru aceasta frumoasa proprietate este de 630000 euro, negociabil.

Comision, întotdeauna 0% pentru cumpărător.

Pentru detalii si vizionari ne puteți contacta la numărul de tel: 0773 936727

Puzzle Imobiliare proposes for sale under exclusive representation, a special property, suitable for investment, located in the commune of Sanmartin in Bihor county, 3 km from Oradea and only 2 km from Baile Felix resort.

The guesthouse is in operation, generates profit and can be a good opportunity for customers willing to continue this business.

The property consists of : - 1 private apartment with private bathroom located on the attic;

- 10 rooms with private bathroom and

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balcony that can be used as single/double, each with a useful surface of 25 sqm;

of 60 people;

kitchen;

newly built building with several rooms, bathrooms and kitchen, so that it can be used as a rental for those who want a more private

stay;

- Restaurant room with a minimum capacity

- Fully equipped HORECA guest

- Separate from the main building there is a

- Newly built building with several rooms, bathrooms and kitchen, so that it can be used as a rental for those who want a more private

- Parking for a minimum of 12 cars;

The property has a plot of approximately 2287 sqm, on which we find a swimming pool, a jacuzzi, a beach area with sunbeds and a garden with barbecue place, all having very generous dimensions so that all customers can enjoy these facilities.

The building is built with the highest quality materials, it is reinforced on solid concrete structure with brick walls, 10 cm EPS 80 external insulation, concrete floors, PVC windows with PVC joinery, ceramic tile roof and heating is provided by its own power plant with aluminum radiators.

The property is connected to all utilities (water, sewage, cable TV, internet, 220/380 current, and in the project of the municipality is approved the connection of the street to the gas network in 2023).

The pension has all EU standards and is delivered fully furnished and equipped. A very important aspect to mention, is the fact that in adjoining with this beautiful property there is a new ground floor house, which can be purchased separately, by the future owners of this business.

The proposed price for this beautiful property is 630000 euro, negotiable.

Commission, always 0% for the buyer.

For details and viewings you can contact us at tel: 0773 936727

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