



Castle hotel in the Altmühltal - historic hotel property with operator potential



Info Agente

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para: Venta

Ubicación

País: Alemania
Estado/Región/Provincia: Baviera
Ciudad: Riedenburg
Código postal: 93339
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Descripción:

Eggersberg Castle in Altmühltal - historic estate with hotel, cultural and lifestyle potential

In an exposed elevated location above the Altmühltal valley, Eggersberg Castle is an extraordinary historical property with a wide range of potential uses. The castle complex with its current character dating back to 1604 combines authentic historical substance with hotel business, gastronomy, events, culture and private retreat value.

The property is aimed at hotel and restaurant operators as well as wealthy private individuals, entrepreneurial families and family offices who are looking for a property with a strong character, history, identity and scope for design. Possible uses include a boutique castle hotel, an upscale country hotel, a semi-private residence with an operator concept, a seminar or retreat location and a cross-generational family project. Subject to individual tax assessment, a listed building renovation can open up additional tax potential.

The emotional and cultural quality of the estate is particularly appealing: the castle, historic rooms, museum, castle ruins, stables and the Altmühltal landscape form a rare ensemble of private country estate, hospitality and cultural significance. Themes such as country estate tradition, hunting, horses and the manor lifestyle can also strengthen the marketing narrative - where historically verifiable.

The event sector is a key value driver. The Marstall is suitable for weddings, company celebrations and private events for up to approx. 100 people; its own theater with approx. 99 seats opens up additional possibilities for cultural events, readings, presentations and exclusive supporting programs. In conjunction with the restaurant, terraces, museum and castle ruins, an attractive location for events, weddings and



cultural events has been created.

The museum, which is structured via a non-profit foundation, gives the property additional cultural depth and can be a relevant differentiating feature for foundations, culturally oriented investors or private individuals with a patronage focus. In the sales process, the associated rights, obligations, opportunities for cooperation and economic and idealistic potential should be clearly worked out.

Schloss Eggersberg is not an interchangeable hotel property, but a rare platform for an unmistakable concept of history, hospitality, culture, retreat and experience. In particular, private connoisseur buyers, family offices, regional hotel and restaurant operators, event and wedding organizers as well as culturally motivated investors are addressed.

Suitable for:

Family office / private residence with operator concept, boutique castle hotel, event & wedding location, cultural/foundation project.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specialized in exclusive real estate and tailor-made consulting.

Historic castle hotel in an exposed location above the Altmühltal valley

Castle complex with origins and current character from 1604

Authentic historic building with a special ambience

Used as a hotel, restaurant, event, conference and cultural venue

Individually designed guest rooms and suites

Several characterful dining rooms

Terraces with views of the Altmühltal valley

Restaurant with potential for hotel guests, day guests and events

Marstall as an event space for weddings, company celebrations and private parties

Capacity in the event area for up to approx. 100 people

Conference rooms for seminars, workshops, retreats and company events

Own theater with approx. 99 seats

Museum on the premises

Museum structured via a non-profit foundation

Castle ruins at the castle hotel as a tourist destination

Potential for guided tours, historical tours and cultural formats

Suitable for weddings, celebrations, conferences, retreats and cultural events

Attractive panoramic location with nature and adventure value

Located in an established tourist region with cycling and hiking trails

Several pillars of revenue: Accommodation, gastronomy, events, conferences, culture, museum, guided tours and excursion tourism

Listed property with possible use of tax depreciation for listed buildings in Germany.

The Altmühltal is one of the most charming natural and cultural landscapes in Bavaria. Characterized by gentle river bends, striking Jura cliffs, wide meadows, forests, historic towns, castles and palaces, the region offers an extraordinary combination of relaxation, activity and history.

The Altmühltal is particularly attractive for nature and active vacationers. Well-developed cycle and hiking trails lead along the Altmühl, through picturesque side valleys and past viewpoints, rock



formations and historic sites. The Altmühltal cycle path is one of the best-known cycle routes in Germany and makes the region particularly interesting for short breaks, weekend guests and leisure travelers.

The Altmühltal also has a strong cultural appeal. Medieval castles, palaces, monasteries, museums and historic old towns tell of a long history. Places such as Riedenburg, Kelheim, Eichstätt and Beilngries combine Bavarian hospitality with regional identity and tourist appeal.

The region appeals to different target groups: Hikers, cyclists, families, cultural travelers, nature lovers, couples, seminar groups and day trippers. In addition to outdoor activities, the Altmühltal offers ideal conditions for relaxation, culinary delights, events and natural retreats.

For hotels and restaurants, the Altmühltal is an attractive location with a wide range of demand. The combination of landscape, recreational value, cultural history and good accessibility creates a strong basis for overnight tourism, day trips, event formats and high-quality tourism concepts.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the completeness, accuracy and up-to-dateness of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary fees and land registry fees are to be paid by the buyer.

The buyer pays 3.57% (incl. 19% VAT) of the notarized purchase price, due upon signing of the preliminary or purchase contract.

The information on the areas, number of rooms, etc. is for guidance only.

Común

Pies cuadrados terminados: 1100 m²
Tamaño del lote: 50000 m²

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/HOHM-T273/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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