

Guesthouse & Restaurant in a secluded location



Agent Info

Name: ArKadia
Company
Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 1,282,800.02

Location

Country: Germany
State/Region/Province: Thuringia
City: Oberhof
ZIP code: 98559
Posted: Sep 05, 2025
Description:

- Historical timbered house (716 m²) with a total of 20 rooms (13 of which are currently rentable as guest rooms with a lump sum of 33 beds; the other rooms consists of 1 office, 2 storage/changing rooms and 4 rooms as furnished owner's apartment), including a restaurant with 80 seats indoors, a breakfast room with ~40 seats and a kitchenette and guest refrigerator accessible to guest, a pavilion and a beer garden with 45 seats (30 of which are covered)

- fully furnished and ready for use, including current inventory (as well as 2 tax office - compliant restaurant cash registers, hotel and booking software, channel manager, etc. (but excluding the rental beer dispensing system, the rental soft drink dispensing system, and a rental beverage refrigerator, which is owned by the brewery)

- The restaurant, the breakfast room and (fully equipped) restaurant kitchen, as well as 5 of the guest rooms are located on the ground floor. The first floor houses the office with a PC and all required documents, two storage/changing rooms, and eight additional guest rooms. The attic exclusively houses the furnished owner's apartment.

The entire building has its own Wi-Fi network supported by a fiber optic connection.

- Next to the house is a private 11kW electric charging station (with its own meter).
- A double garage is located approximately 50 meters above the house.
- The property has approximately 35 outdoor parking spaces (video-monitored) on its own property. The

operating company (GmbH) is also included but the remaining cash balance will be drawn upon date of sales. The GmbH holds all current contracts (electricity, water, bank, telephone, fiber-optic internet, business registration, BGN, tax office, booking.com, etc.).

- In total, the property has 12,724 m² of land (of which 2,690 m² is building land = parcel 45/1, on which a shed, the house itself, a double garage and a pavilion are located). With an area of 10,034 m² (parcel 60), a forest meadow with two small waterways offers potential for an outdoor PV system with > 750 kW and a spacious EV charging station – with ten 75 kW rapid charging stations; a 35 kV MV substation is located 20 m away.
- For a 1.5 hectare forest directly behind the house (currently still owned by the Thuringian Forest), the special development plan identifies the potential for the installation of an outdoor sauna, outdoor sanitary facilities, and 15 sleeping barrels.
- The timbered house itself has been completely renovated over the last 10 years (timbering and facade, windows, doors, front roofs with red roof tiles, middle and rear roofs with aluminum metal roofing, interior, etc.). In 2024, it has been equipped with a 26 kW heat pump and a 23 kWp photovoltaic system with a 13.8 kWh battery storage system. A 60 kW gas boiler, fed by a liquified natural gas tank, provides heat backup in case of emergency.

The property was built in 1790 as a gamekeeper's hut, has had a restaurant license since 1854, was extensively expanded around 1908/1912, and then converted into a guesthouse in 1996.

Due to its secluded location in a forest clearing, it is nicknamed "an oasis of peace" and yet is easily accessible with "only" 1.3 km of road connection to Oberhof (municipal snow removal is carried out in winter).

It is located approximately 300 m from the alpine ski slope/MTB downhill course and Oberhof's international luge and bobsleigh track. The youth ski jump is approximately 600 m away. The biathlon arena is approximately 2 km away.

The public road ends at the house and continues as a forest road (therefore no through traffic).

The property can also be used for other purposes (after appropriate renovation) (e.g., as a clubhouse, or 5 - 10 residential units, etc.).

Alternatively, this property represents an inflation-proof investment, offering a property appreciation – even without management – over a period of five years with only minimal maintenance costs (approximately € 6,000/year for property taxes and heating in frost protection mode).

Built:

1790

Common

Finished sq. ft.: 716 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/CA-T261215/?utm_campa



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Contact information

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