



## Sale of a guesthouse and a restaurant, 770 sqm, on a plot of 1 975 sqm, Mařenice - Dolní Světlá



770 m<sup>2</sup> Mařenice, Dolní Světlá, Česká Lípa, Liberec Region 25 000 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6635</b>	Price	<b>25 000 000 CZK per property</b>
Address	<b>Mařenice, Dolní Světlá, Česká Lípa, Liberec Region</b>	Type	<b>Accommodation</b>
Usable area	<b>770 m<sup>2</sup></b>	Parking	<b>10</b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>Yes</b>	Garage	<b>2</b>
Lift	<b>No</b>		

## About real estate

We offer for sale the Maxmillian guesthouse and restaurant, located in the picturesque village of Dolní Světlá in the heart of the Lusatian Mountains, in a quiet location surrounded by nature. The beautifully renovated three-storey property offers a superb double-digit yield and perfect know-how with an established, predominantly German clientele and boasts an excellent rating. The house, with a total usable area of approx. 770 sqm and a plot of 1,975 sqm, is heated by a heat pump.

The history of the guest house dates back to 1930, when the house was bought by the famous German boxer and world heavyweight champion Max Schmelling. After the war, the building was used as a cultural house, then as a barracks or recreational facility. After the revolution, the house was privatised and used as a guesthouse and has been in its current form since 2019, when it was extensively renovated and the current owners returned the name Maxmillian to the guesthouse.

The first floor offers a restaurant with a capacity of 46 seats inside and 28 seats on the outdoor terrace. There is also a fully equipped kitchen, bar with fireplace, sanitary facilities, lounge with additional terrace for guests, office, staff facilities with cloakroom and bathroom, technical and storage areas for the restaurant. There is also a room for bicycles and skis, all under security camera.

The second floor includes a total of 7 hotel-type rooms with a capacity of 16 beds, divided into five double and two triple rooms of a higher standard. Each of them is equipped with bathroom (bath or shower, toilet), desk, TV and minibar. The private spa has a Finnish sauna, a luxurious whirlpool bath, a heated Turkish bench and a shower.

On the third floor there are two service rooms, two bathrooms, a utility room and a spacious attic, which offers the possibility of increasing the accommodation capacity according to your needs and your own plans. It is also possible to add an elevator.

There are several quiet corners and relaxation zones on the property, which is bordered by a flowing stream. In the garden there is a multi-purpose grass playground, seating area with fireplace, barbecue or swimming pool. Parking for up to ten cars is available. Heating is solved by heat pump, waste by septic tank.

The returning clientele appreciates the privacy and tranquility, combined with the beautiful surrounding nature and active relaxation. The surrounding area is ideal for hiking, nature trails, mushroom picking, fishing, there are many bike paths and famous climbing terrains. The winter season is also perfect here. Nearby are the German spa resort of Jonsdorf, the ruins of the Oybin castle and monastery, the rock castle of Sloup and an 18-hole golf course.