



EXCLUSIVE PROPERTY BROCHURE

# Top Hotel in the Bavarian Forest with Wellness and Panoramic Views

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PROPERTY REFERENCE

C21\_GHAH\_49096

# At a glance

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1,300 m<sup>2</sup> living area · 42 rooms · wellness area with whirlpool and sauna · restaurant with conservatory terrace · also usable as a care, senior, or retirement residence · 94258 Frauenau

## PROPERTY TYPE

Hotel · Care Home · Retirement Residence

## PLOT

3,130 m<sup>2</sup>

## YEAR BUILT

1984

## LOCATION

94258 Frauenau

## LIVING AREA

1,300 m<sup>2</sup>

## ROOMS

42 (36 Double · 3 Single · 3 Suites)

## HEATING

Gas Central Heating

## PARKING SPACES

71 Parking Spaces

## A Hotel with Heart — versatile in use.

For sale due to age is a high-quality and profitable large hotel with a small wellness area and à la carte restaurant in the Bavarian Forest, which has been run wholeheartedly by the owner for decades. Adjacent is an additional plot (included in the purchase price) that can be used for expansion or development.

At the entrance, a path leads to the newly renovated reception area, which impresses with a modern Bavarian hunting style and makes the welcome feel cozy. From there, the attractive breakfast and adjoining room as well as the exclusive restaurant area with the covered glass terrace in conservatory flair branch off — offering a wide view over Frauenau and the Bavarian Forest. A bar, integrated into the restaurant area, invites you for a drink and a cozy get-together in the evening.

The entire gastronomy area is equipped with a pleasant lighting system in warm light colors — creating a romantic, feel-good atmosphere. The ground floor also houses the modern restaurant kitchen with all the commercial equipment required for cooking and cooling.

A passenger elevator or the staircase leads to the 36 double rooms, 3 suites, and 3 single rooms distributed over three floors — some newly renovated, all with TV and Wi-Fi, most with a balcony. In the basement is the as-new wellness area with a large whirlpool, infrared cabin, and sauna with an adjoining relaxation room and outdoor area; additionally, rooms for wellness treatments and massages. Also in the basement: a shooting range with its own cozy parlor for celebrations, a secondary guest room, the wine cellar, and several cold rooms.

Due to the floor plan, elevator, and equipment, the property is also excellently suited as a senior or care home, or retirement residence — a viewing appointment is possible at short notice by arrangement.

## Selected impressions



## Fully Equipped — ready for operation.

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42 rooms, fully equipped commercial kitchen, restaurant with conservatory terrace, wellness area, passenger elevator, 71 parking spaces — all relevant documents (fire protection, building permits, BWA, occupancy figures) can be provided.

## 94258 Frauenau — nestled in the Bavarian Forest.

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Frauenau is located in the picturesque Bavarian Forest in the district of Regen and impresses with a harmonious combination of nature, culture, and comfort. The property is conveniently located directly on the railway line — ensuring a quick connection to the surrounding cities. The nearest highway is approx. 28 km away.

Numerous restaurants in the immediate vicinity provide culinary variety right on the doorstep. The well-known Forest Glass Museum offers cultural and historical insights, and the outdoor swimming pool is just a stone's throw away — ideal leisure opportunities for guests and residents.

This location makes the property attractive not only as a hotel but also as a senior or care home, or retirement residence with direct access to nature — ideal for anyone who is looking for a traditional hotel investment or a social follow-up use in a quiet, well-kept environment.

# Request Exposé or Secure an Appointment.

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Including floor plans, energy certificate details and all technical data sheets.

Choose your preferred date — Gerhard Hahn confirms personally within 24 hours.

# Information & notices

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*This brochure is not a contractual offer. Errors, changes and prior sale reserved.*

## PROVIDER & CLIENT

FREITAG® Immobilien GmbH, represented by Managing Director Gerhard Hahn. Permission according to § 34c GewO granted by the City of Munich. Marketing is based on a written brokerage agreement with the owner.

## COMMISSION (BAVARIA)

Buyer's commission: 3.57% of the notarized purchase price incl. 19% VAT. The commission is earned and due upon conclusion of a notarized purchase agreement.

## ENERGY CERTIFICATE (§§ 80 FF. GEG)

Energy certificate in progress. Year built 1984, heating gas central heating, main energy source natural gas. The original energy certificate will be presented at the viewing and is included in the complete exposé.

## RIGHT OF WITHDRAWAL & CONSUMER INFORMATION

Consumers within the meaning of § 13 BGB have a statutory right of withdrawal in accordance with §§ 312g, 355 BGB for contracts concluded outside of business premises and for distance contracts. You only agree to the commencement of brokerage activities before the expiry of the withdrawal period if this is expressly requested. You will receive detailed instructions on withdrawal before concluding the contract.

## MONEY LAUNDERING ACT (GWG)

As an obligated party under § 2 Para. 1 No. 14 GwG, we are legally obliged to establish the identity of the contracting party and, if applicable, the beneficial owner before concluding a brokerage agreement or at the latest before the notarized purchase agreement (presentation of an official photo ID).

## DATA PROTECTION

The processing of your personal data is based on Art. 6 Para. 1 lit. b and f GDPR for the initiation and execution of the brokerage agreement. Details and your rights (information, correction, deletion, objection) can be found in our Privacy Policy.

## LIABILITY & ACCURACY OF INFORMATION

All information in this exposé is based on information from the owner and documents available to us. They have been carefully researched, but without guarantee for accuracy, completeness, and timeliness. Only the notarized purchase agreement is decisive. Advice in tax, legal, or financing issues is not owed — for this we recommend consulting qualified specialist advisors. Subject to prior sale.

## YOUR PERSONAL CONTACT

**FREITAG® Immobilien GmbH**

info@freitag.immobilien · www.freitag.immobilien