



# IMLIX

IMLIX Gayrimenkul Pazarı  
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## Multi-Family Home or Boutique Hotel & Apartments For Sale in Southern Black Forest



### Emlakçı Bilgisi

İsim:	Niall Madden
Şirket Adı:	Esales Property Limited
Ülke:	United Kingdom
Experience since:	2002
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Web sitesi:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 3,182,662.85

### Konum

Ülke:	Germany
Eyalet/Bölge/ Şehir:	Baden-Württemberg
Şehir/İlçe:	Todtmoos
Adres:	Southern Black Forest Germany
Posta kodu:	79682
Yayınlandı:	21.04.2025
Açıklama:	Multi-Family Home or Boutique Hotel & Apartments For Sale in Southern Black Forest Germany

Esales Property ID: es5554309

### Property Details

#### A Versatile Property with Endless Potential

Nestled amidst the picturesque landscapes of Todtmoos, this fully renovated property offers a unique blend of comfort, convenience, and investment potential. Whether you're seeking a family home, a boutique hotel, or a thriving business venture, this property has something to offer. The property being currently operational, running with a very successful 9.5 on Booking.com as well as all the necessary gastronomy permits and also operational kitchen (serving guests).

#### Key Features:



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- \* **Spacious Accommodations:** The property features four double hotel ensuite bedrooms with balconies, providing comfortable and private spaces for guests or family members.
  - \* **Versatile Living Areas:** The reception/lounge area, dining/conference room, and children's playroom offer ample space for socializing, entertaining, or hosting events.
  - \* **Modern Amenities:** Enjoy the convenience of a sauna, three parking areas (including EV charging), high-speed fiber-optic internet, and spacious terraces.
  - \* **Prime Location:** Situated in a popular vacation area, the property is conveniently located near hiking, cross-country skiing trails, and three lakes within a 30-minute drive.
  - \* **International Accessibility:** The property is just 45 minutes from Basel and 1 hour 15 minutes from Zurich, offering easy access to international airports and transportation.
  - \* **5 apartments (with bathrooms and kitchens)**

## Business Opportunities

- \* **Boutique Hotel:** The property's layout and amenities make it ideal for operating a boutique hotel, catering to travelers seeking a unique and comfortable experience.
- \* **Conference Center:** The dining/conference room provides a versatile space for hosting meetings, workshops, or corporate events.
- \* **Gastronomy:** The property's professional gastronomy kitchen opens up opportunities for hotel catering offering delicious dining experiences to guests and locals.

## Lifestyle Choices

- \* **Family Home:** The spacious layout and comfortable amenities make this property an ideal choice for families seeking a peaceful and fulfilling lifestyle.
- \* **Remote Work Retreat:** The property's serene setting and modern amenities provide an ideal environment for remote workers seeking a balance between work and leisure.
- \* **Investment Opportunity:** The property's location, versatility, and potential for income generation make it a promising investment.

## A Slice of Paradise

This property offers a truly exceptional opportunity to own a piece of paradise in the Southern Black Forest. With its enchanting setting, rich history, and prime location, it's an ideal choice for those seeking a fulfilling and rewarding lifestyle.

## Additional Benefits:

- \* **International Students:** The nearby boarding/day school attracts international students, providing a potential source of clientele for the property.
- \* **No Restrictions for Foreign Nationals:** Foreign nationals can freely purchase property and apply for permanent residence in Germany.

Discover the endless possibilities that this remarkable property offers and make it your own!



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## ABOUT THE AREA

Todtmoos is located in the upper Wehra valley in the south of the High Black Forest. The district stretches from an altitude of 700 m in the Wehra valley to 1263 m. In the centre, the visitor will find beautiful resort gardens and a promenade with a large number of shops and convivial street cafés for relaxation.

The hotel/home is in a popular vacation area. The centrally located property in a meeting point of three countries (Germany, Switzerland and France) with a short distance of only 45 min from the Swiss city of Basel and 1h15 min from Zurich, 2h15 min from Stuttgart, 40 min from French border and 2 h from Strasbourg.

The top German boarding/day school 5 – 12 grade leading to the final exam before entering the university (international students accepted) is just 17 km away (bus stop next to the property – 1min).

The property offers unlimited opportunities and those looking to expand the business will benefit from the possibilities the property provides such as a professional gastronomy kitchen, dining, and conference room for larger crowds.

Suitable for families or to anyone who is looking for a life changing international adventure, families looking for a quiet, close to nature lifestyle with self-sustaining business or additional rental income to their remote work location.

In short, this property is a true slice of paradise, offering a rare opportunity on the property market. Its enchanting setting, rich history and privileged position in the Southern Black Forest close to Switzerland and France, makes it an exceptional property. There are no restrictions for foreign nationals to purchase property in Germany or apply for permanent residence.

## MAiN FEATURES:

- \* 800m2 of living space
- \* 3243m2 plot
- \* 4 double rooms (all ensuite) 5 apartments (with bathrooms and kitchens)
- \* 14 bathrooms with shower + 4 toilets & sink
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover fantastic areas of Switzerland, Germany and France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb currently on Booking.com
- \* Reception/lounge area
- \* Dining/conference area
- \* Gastronomy Kitchen
- \* Kitchen



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- \* Children's playroom
- \* Sauna
- \* 3 parking areas (one EV charging station) total of 30+ parking spaces, can also accommodate (motorhomes or campers, caravans)
- \* (500 Mbps fiber-optic internet)
- \* Three spacious terraces
- \* Direct access to the hiking, cross country skiing trails,
- \* 3 lakes within 30 min drive (sailing, swimming, windsurfing), downhill skiing – 30 min
- \* city access – 45 km from Swiss city of Basel and Euro airport international airport

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## Genel Bilgiler

Yatak odası:	9
Banyo:	14
Bitmiş metrekare:	800 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.829.222

