





Hotel

390 m², Nové Zámky, Chľaba

€ 799 000 | CZK 19 663 390

Total net leasable area of the building	390 m²
Terrace	54 m²
Balcony	9 m²
Cellar	73 m²
Total gross floor area of the building	563 m²
Plot	1 766 m²
Parking	Yes
PENB	G
Reference number	108868



Exclusively for sale, this functional guesthouse (16 beds) in a recreational area just a stone's throw from the spa town of Štúrovo, as well as from the border with Hungary, is located by a mixed development of family and holiday homes, guesthouses, and restaurants. The guesthouse is on a gently sloping plot offering views of the surrounding countryside and the Danube River.

The three-story building with a partial basement, built in 1982, which was completely **renovated** in 2024, currently operates as a guesthouse with **16 beds** (possibility to convert to 20). In the basement is a bar with 15 seats and a fireplace, a utility room (storage room), 2 bathrooms, a **sauna**, and a hallway with an internal staircase.

1st floor: private residential unit. There is a hallway, corridor, guest room with a bathroom, large kitchen with a dining room, spacious living room with a fireplace, separate toilet, bedroom, laundry room, and staircase to the first floor and to the basement. The living room and bedroom have access to the spacious terrace.

2nd floor: corridor, storage room, and **4 bedrooms** with en-suite bathrooms with a shower and toilet.

The guesthouse is connected to the public water supply and electricity. Heating is provided by infrared panels and a **fireplace**, and it is possible to heat and cool with the **air-conditioning units** as well. The building is secured by a camera and alarm system. On the terrace are electrically operated pergolas. Floors are ceramic; the rooms are carpeted. The guest house is partially fenced and has plot area for parking. There are also two warehouses (15 m² and 12 m²) and a boat and paddleboard rental. The estimated annual income is EUR 85,000.

Chľaba is a border village at the confluence of the **Danube and Ipeľ rivers**. It is located 12 km from **Štúrovo**, which is a well-known spa town, 60 km from the district town of Nové Zámky, and only 65 km from Budapest. This quiet and peaceful environment away from the main traffic routes makes it a popular place for cycling, water sports, and recreation. Civic amenities are available in the surrounding village as well as bus and rail transport options. **Chľabanský Island**, the Vadaš spa, love island on Hron, or the historic town of Esztergom are all nearby.