



Piscione
Immobilien · Real Estate
Kaiserslautern · Ramstein

EXPOSÉ

Hotel / Therapy Center for People and Animals / Guest House in Schönau for Sale

66996 Schönau · Rheinland-Pfalz

ADDRESS Reichswaldring 29, 66879 Steinwenden

PHONE +49 151 726 13723

jana@piscioneimmobilien.de · www.piscioneimmobilien.de

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COMMERCIAL

Hotel / Therapy Center for People and Animals / Guest House in Schönau for Sale

66996 Schönau

Commercial Property Schönau – 850 m², 17 units, built 1960. Quiet location in the Gebüg district, garage and garden included.

890.000 €

PURCHASE PRICE

720 m²

USABLE AREA

130 m²

LIVING AREA

9,049 m²

PLOT AREA

17

ROOMS

1960

YEAR BUILT

Key facts

PROPERTY TYPE Commercial	ROOMS 17	BATHROOMS 15
USABLE AREA 720 m²	LIVING AREA 130 m²	PLOT AREA 9,049 m²
YEAR BUILT 1960	HEATING Oil heating	PARKING SPACES 15
AVAILABLE FROM 01.10.2026		

Property description

An extraordinary property with countless possibilities

In Schönaus-Gebüch, you will find a property that is rarely available: a fully equipped hotel and gastronomy complex in charming Western style, combined with a functioning equestrian facility. A place with very special character – and at the same time diverse opportunities for people who wish to combine their professional vision with life on an extraordinary property.

Whether hotel operation, gastronomy, riding stable, event venue or an individual concept – here hospitality, nature, horses and entrepreneurship come together.

Hospitality with special flair

The property features a total of 25 guest beds, distributed across spacious suites and comfortable double rooms.

The gastronomy facilities form the heart of the house and offer space for diverse concepts. In addition to classic restaurant operations, the spacious dining room can also be used as a seminar or event space, for example.

The cozy fireplace room creates a particularly warm atmosphere and invites guests to relax together after an eventful day.

Behind the scenes, the property is also designed for professional operation: A kitchen with a prepared area

for the breakfast buffet as well as a separate preparation kitchen with its own delivery entrance enable short distances and practical separation between the guest area and delivery. A spacious laundry room complements the operational infrastructure.

The experience continues outdoors

The outdoor area also offers numerous possibilities to make the stay a special experience for guests.

A grill station, outdoor kitchen and wood-fired pizza oven invite you to sociable evenings and events under the open sky. The spacious, covered wooden terrace creates an atmospheric meeting point – whether for private celebrations, group events, seminars or special guest events.

Living and working in one place

The property also offers attractive possibilities for operators. A private apartment allows living directly on-site and thus short distances between private life and operations. Alternatively, the apartment can of course also be rented separately.

An additional apartment for staff extends the usage possibilities and can also be rented as a separate residential unit. This creates interesting options both for personal use and for additional income potential.

A paradise for horse lovers

A special highlight of the property is the attached equestrian facility.

Four open-stall paddocks with fresh water troughs offer space for up to four horses. In addition, there is a hay storage area and two pastures for grazing.

A separate building plot with watering hole and round pen offers further possibilities and potential for future expansion or individual design of the equestrian facility.

Thus the property offers not only space for guests, but also the opportunity to combine horse keeping and hospitality – for example in the form of riding vacations, a Western riding facility or an individual leisure and experience offering.

Plenty of space for guests and operations

The practical infrastructure is also convincing: Garages with attached workshop and approximately 15 parking spaces provide ample room for guests, employees and operational vehicles.

One property – many perspectives

The special combination of accommodation, gastronomy, living and horse keeping opens up numerous possibilities for individual use.

Possibilities include:

- * Continuation as a hotel or guesthouse with gastronomy
- * Riding stable with boarding horses
- * Riding vacations and Western riding facility
- * Event and seminar venue with overnight accommodations
- * Therapy center with or without animals
- * Veterinary practice or animal clinic
- * Individual combination of gastronomy, accommodation and horse keeping

A property for people with ideas

This property is aimed at people who are not simply looking for a property, but a place where their own idea, a special concept or an entrepreneurial vision can be realized.

The existing equipment, the spacious facilities and the combination of gastronomy, overnight accommodations and equestrian facility create an extraordinary foundation for this.

Discretion and special location

The secluded location in the German-French border area as well as the spacious, private property with its own entrance also offer room for discreet leisure and adult concepts, for which significantly stricter legal conditions apply particularly on the French side.

The combination of retreat, privacy and professional infrastructure – separate residential units, spacious guest areas and a private outdoor grounds – creates an interesting foundation for an individual operator concept.

A place with many possibilities

A place to arrive, stay overnight, enjoy – and perhaps soon the place where your own story begins.

Location

The property is located in the Gebüg district of the municipality of Schöna (66996) in the Western Palatinate. The street can be classified as quiet, which gives the property a certain seclusion. Schöna is located in the nature-characterized Southwestern Palatinate with beautiful hiking trails, castles, ruins, natural monuments and magnificent viewpoints. From the property you can reach on foot, among others, Wegelnburg, Blumenstein castle ruins and Wasigenstein castle ruins; the natural monuments Maimont, Bruderfels and many more are also within walking distance.

The Königsweiher is 3.6 km away.

Schönau-Gebüg is located directly on the border with France.

The street leads via the border crossing to Wengen or Lembach in France. After approximately 3 to 4 kilometers by car you will already cross the border.

Features

The property is furnished and features built-in kitchens as well as an open kitchen. Floor coverings include tiles, stone, laminate and carpet. Heating is oil-fired; wood heating is available as a supplement. The energy consumption indicator is 130 kWh/(m²·a).

Outside there are open spaces and a garage available. The property also includes a balcony, a garden and a basement.

Further details

Bathroom

Shower	Yes
Bathtub	Yes
Bathroom with window	Yes

Kitchen

Fitted kitchen	Yes
Open kitchen	Yes

Features

Parking space	Open parking space, Garage
Balcony / terrace	Yes
Garden	Yes
Furnished	Yes
Fireplace	Yes
Guest WC	Yes
Laundry/drying room	Yes
Photovoltaics	Yes

Areas

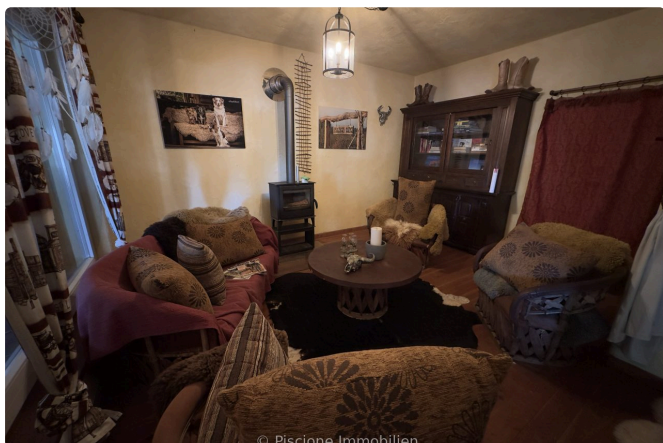
Bedrooms	12
Terraces	3

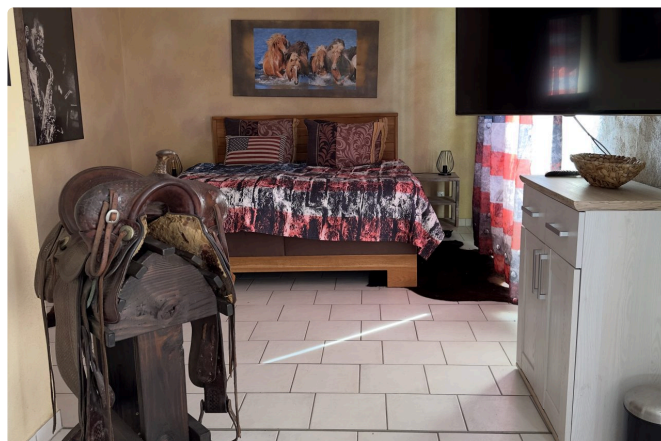
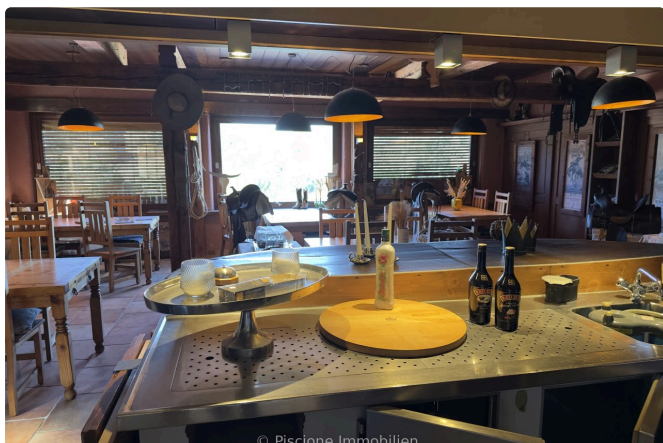
Building

Construction type	Solid construction
Roof shape	Gable roof
Basement	Yes

Impressions















Prices & costs

890.000 €

PURCHASE PRICE

Commission

9,52 % incl. 19% VAT (Komplett vom Käufer zu zahlen)

Energy certificate

Certificate type	Consumption certificate
Final energy (heat)	130 kWh/(m ² ·a)
Final energy (electricity)	33,2 kWh/(m ² ·a)
Energy source	heating oil
Issued on	10.08.2017
Heating type	Oil heating

Your contact



Jana Piscione

Piscione Immobilien

PHONE +49 151 726 13723

EMAIL jana@piscioneimmobilien.de

WEB www.piscioneimmobilien.de

ADDRESS Reichswaldring 29, 66879 Steinwenden



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IMPRESSUM & ANBIETERKENNZEICHNUNG

Piscione Immobilien · Vertreten durch: Jana Piscione

Reichswaldring 29 · 66879 Steinwenden · Rheinland-Pfalz · Deutschland

Telefon: +49 151 726 13723 · E-Mail: jana@piscioneimmobilien.de · www.piscioneimmobilien.de

Erlaubnis nach § 34c Abs. 1 GewO

Zuständige Aufsichtsbehörde: Verbandsgemeindeverwaltung Ramstein-Miesenbach

Am Neuen Markt 6, 66877 Ramstein-Miesenbach

Berufsbezeichnung: Immobilienmaklerin, verliehen in Bundesrepublik Deutschland

Berufsrechtliche Regelungen: § 34c GewO; Makler- und Bauträgerverordnung (MaBV) — einsehbar unter <https://www.gesetze-im-internet.de>

Berufshaftpflichtversicherung: Vermögensschadenhaftpflicht: beantragt

Angaben zur Versicherungsgesellschaft und zum räumlichen Geltungsbereich werden nach Abschluss ergänzt.

Inhaltlich verantwortlich (§18 Abs. 2 MStV): Jana Piscione

Datenschutzerklärung: <https://piscioneimmobilien.de/datenschutz>

Vollständiges Impressum: <https://piscioneimmobilien.de/impressum>