



340 sqm



outbuildings



7 bedrooms



1670 sqm



balcony



2 bathrooms



off road

## Guest house for sale in the village of Donkovtsi, close to Yovkovtsi Reservoir

The village of Donkovtsi is located 8 km away from Elena and 35 km away from the Veliko Tarnovo. The village hosts a convenience store, pub and post office. It is settled in the hearth of the beautiful Elena Balkans Range. The village is close to the Yovkovtsi Reservoir which offers excellent conditions for fishing and fishing tourism. The location is also popular for recreational holidays, trips among nature and water sports.

We present to you a large and spacious property suitable for a guest house. The property comprises of a main house and an annex offering a mehana/restaurant; the combined total area of both buildings is 340 sqm. The house is built over 1 floor; here you will find 2 hallways, 5 bedrooms, one of which en-suite and a large balcony. There is a spacious basement, 2 toilets and a closet under the main floor. The annex is arranged on 2 floors. The first storey offers a kitchen and the second – a spacious mehana/restaurant, 2 bedrooms, a bath and spacious balcony. The property is in excellent condition and comes furnished. It is a great business investment for you.

Great panoramic views towards the reservoir (which is only 100 m away) and the mountain beyond are revealed from the property. The adjacent garden is 1670 sqm, hosting sheltered areas, summer kitchen and recreational areas. Access to the property is via big gates which allow you to park within the premises.

Winter and summer, there is something to do all year round from fishing or bathing in the reservoir or picking herbs for tea in the winter. For avid travellers there are tourist routes over the mountains, some of which end to the famous peak in Chumerna. This is a great location to live – with the fresh mountain air, picturesque scenery and close to a renowned reservoir.

REF: 5081/031

**Euro 200,000**

## FEATURES

- Close to Yovkovtsi reservoir
- Just 8 km away from Elena
- Panoramic views
- Suitable for a guest house
- Excellent condition
- Furnished
- Ready to move in
- Summer kitchen
- Mehana
- Fireplace
- Water well
- Parking within the premises
- Asphalt road
- Easy year round access



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These particulars are set out as a general outline only for guidance to intending purchaser(s), specification and condition of property and any appliances cannot be guaranteed.