



300 sqm



BBQ



8 bedrooms



1500 sqm



7 bathrooms



off road

## Guest house/B&B for sale in the village of Palitsi, a slice of paradise in Elena Balkans

We present to you a guest house/B&B for sale in the village of Palitsi, located at the heart of the Elena Balkan – a pristine location still unspoilt by human activity. The village is 13 km away from the town of Elena and 50 km away from Veliko Tarnovo. Palitsi and the area offer beautiful natural sites and a variety of opportunities for relaxation and recreation.

The property comprises of two houses with total living area of 300 sqm. The main house is built over 2 floors; the first one comprises of a spacious mehana with kitchen area and a toilet. The second floor offers a hall, 4 bedrooms, 2 of which en-suit and another bath. The other house is a converted barn; it now has 4 en-suit bedrooms and 3 more rooms which are still not finished. The houses are not furnished and ready to move in. Here you will find excellent living conditions which will suit your needs.

The adjacent plot is 1500 sqm; it is well-maintained and mostly grassed. The garden hosts a large shaded BBQ with seating area. The beautiful natural surroundings of the village and the serenity and fresh air are sure to make your stay in this house unforgettable.

The house would make a great holiday home in a terrific natural setting or a permanent residence, due to its close proximity to town and amenities. You can also run your own business – the property can be operated as a guest house. Don't miss the opportunity to own this amazing Bulgarian real estate.

Palitsi is small, but well-developed village. It has a community centre, a kindergarten, a few shops and pubs. The vicinity offers a lot of opportunities for fishing, camping, walking, hiking, picnicking – a great place to start a new life or to enjoy a true vacation.

**REF: 5083/019**

**Euro 160,000**

## FEATURES

- Business opportunity
- Close to Elena
- Well-developed village
- Beautiful location
- Close to a river and a dam
- Quiet and peaceful
- Fresh mountain air
- Guest house
- Renovated
- Fireplace
- Fully furnished
- Central heating
- Insulated
- Tile and laminate floorings
- Well-maintained garden
- BBQ
- Water well
- Parking within the premises
- Solid fence
- 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.