



6000



8 rooms



in a detached block



13000sqm



parking

Unique Opportunity: Former School House in Picturesque Mountain Village of Razsoha

Nestled in the serene mountain village of Razsoha, within the Zlataritsa municipality of Central North Bulgaria, this remarkable property presents an extraordinary opportunity. Welcome to the old school house, a true gem of the 1960s, boasting immense potential and a breath-taking backdrop of natural beauty.

Spread across three floors, this brick-built property encompasses a generous 450 square metres of floor space. Stepping inside, you'll be captivated by the authentic charm that permeates each room. The two internal staircases gracefully connect the basement to the main two floors, providing easy access throughout the building. The old classrooms, preserved in their original glory, offer approximately 35 square metres of space each. Complete with desks, blackboards, and educational posters adorning the walls, they exude a nostalgic ambiance that stirs the imagination.

Outside, the expansive grounds sprawl over an impressive 13,000 square metres. The property encompasses a former football pitch, perfect for recreational activities, and landscaped gardens to the south and east. A grand driveway welcomes you, leading to ample parking facilities for numerous cars. In addition to the main building, a separate structure of approximately 150 square metres awaits within the grounds. Once utilized as additional classrooms and a toilet block, it currently requires attention. With a new roof and some necessary repairs, this building could be rejuvenated to complement the main property.

Situated in the mesmerizing River Kamenitsa valley, amidst the rolling hills of the Stara Planina range, Razsoha village boasts exceptional natural beauty. The Bebrovska river, a mere 200 metres away, beckons with its abundance of fish, while the soaring eagles grace the sky, providing an awe-inspiring spectacle. Beyond the village, the Zlataritsa municipality, within the renowned Veliko Tarnovo district, offers a wealth of outdoor activities and scenic wonders. Explore the many walking trails, meander alongside picturesque rivers, or indulge in fishing in the nearby reservoirs, all of which are favoured by avid tourists. Unleash your imagination and unlock the full potential of this extraordinary property.

FEATURES

- **Fantastic Solid Property**
- **Southerly Sunny Exposure**
- **Extra Football Pitch Site**
- **Vicinity of Outdoor Activities**
- **Roof in Good Condition**
- **New Guttering**
- **Structure & Internal Finish in Good Order**
- **Breathtaking Scenery**
- **Business opportunity**
- **Access to Main Roads**

REF-5089/012

Euro 95,000



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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.