



470sqm



8 bedrooms



2790sqm



balcony



8 bathrooms



swimming pool



allocated

Excellent Business Opportunity in the Stunning Area of Elena

This Small Hotel is in full operation, and this listing includes the building, all equipment and furnishings, 8 fully equipped rooms, Swimming pool, Restaurant and Events room and an emergency power generator, truly a "Turn Key Deal" is to be had!

The entire complex comprises of a hotel with 8 fully furnished en-suite rooms, each with satellite TV, air conditioning and central heating; 1 room – 4 beds, 2 rooms – 2 beds in each and 5 rooms – 3 beds in each. The rooms are divided in two quarters; 151sqm and 267sqm. Adjacent is the BBQ area, seating up to 40 guests and 51sqm in size. The views from the balcony are stunning, revealing forests and the mountains beyond. The restaurant and bar comprises of a fully fitted modern staffed kitchen with storage areas, a traditional stone tavern and fireplace, seating up to 25 guests. This has been lovingly built to a Bulgarian Renaissance style and this wonderful tavern truly makes you feel at one with the world.

The interior design has wooden floors and fully tiled bathrooms, traditional wood panel ceilings, beautiful wooden doors and central heating. The complex has 2 water heaters, solar panels and a backup generator.

In the large garden almost 3 acres in size is very well maintained with green lawns, shrubs and many colourful flowers. There is a swimming pool, playground and additional storage buildings. The property is fully enclosed by a lovely stone and terracotta wall ensuring privacy and accessed by large wooden gates for off road parking.

The complex attracts many different guests such as; nature lovers, fishermen, hunters, lovers of eco and rural tourism and amidst the green and fresh mountain air of the Elena Balkan your guests can find their ideal location from the hustle and bustle of town and city life.

Do not miss the opportunity to acquire this well established business that will be a great investment and offer so much opportunity to offer a niche top quality service small hotel in a breathtaking location.

REF: 5093/001

Euro 750,000

Euro 380,000



Yantra Homes Ltd, 7 Slaveikov Square Veliko Tarnovo 5000

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.

FEATURES

- **REDUCED !!!**
- Close Proximity To Town
- Beautiful Surroundings
- Peace & Tranquility
- Fully Operational Business
- Fully Furnished
- Southern Exposure
- Outdoor Pool
- Bar & Restaurant
- Recreation Area
- BBQ with Seating
- Central Heated
- Air Conditioning
- Fireplace
- En-Suite Rooms
- Access To Main Roads