



## PLOT OF LAND

**7500 sqm**

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### Good sized Development opportunity next to a beautiful river in the North Central Bulgaria Mountains

This good sized plot of regulated building land is for sale in regulation.

It is ideally located next to the beautiful River Kostelska on the edge of Kostel village. The property extends to 7 Decares (approx.1.5 acres) which was previously a former farmyard with two old farm buildings on it.

The village of Kostel is situated in the picturesque Elena Balkan, close to the natural region of "Valeto", at the foot of mountain Goliamia Turla. In the village of Kostel runs the Kostelska River, which takes its source from the wild and wonderful reservation "Biala Krava". In these crystal waters of the river one can see the wild mountain trout which affords fishing opportunities. The village is also a point from where many eco-trails start, leading to fabulous breath-taking mountain viewpoints that attract mountain tourism.

The plot has a sunny, south facing beautiful panoramic view of the river and forests with the Mountains beyond. The plot is supplied with electricity close by along with a good water supply in the village which could be extended to the site

This site next to the river offers the opportunity for all kinds of outdoor activities, including fishing, hiking, hunting and pony trekking in an area of outstanding natural beauty and clean air

This location is ideally suitable for the development of rural tourism and one could quite easily develop a recreational complex with a "green theme" and includes unlimited peace only interrupted by the babbling river, fresh air and beautiful scenery.

**REF: 5099/016**

~~Euro 47,500~~

**Euro 38,000**

### FEATURES

- **REDUCED !!!**
- **Excellent investment Opportunity**
- **Next to clean river**
- **In an area that is very popular with tourists**
- **Outstanding panoramic views**
- **Southern exposure**
- **Regulated land**
- **Access via asphalt road**
- **Perfect for all kinds of eco tourism**
- **Trout fishing and hunting area**



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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.