



231 sqm



4805 sqm



2 baths



off road

## Industrial property for sale, located in the town of Polski Trambesh

Polski Trambesh is a well-developed municipal town located near the Yantra River and only 38 km north of Veliko Tarnovo. The town and region are well-known for the healing mineral springs and good quality agricultural land. Polski Trambesh has all basic amenities - a school, kindergarden, library, community centre and hospital. There are shops, restaurants, cafes and pharmacies. The town has sports facilities with an indoor and outdoor pool complex and spa. There is an opportunity to brush up your sharp-shooting skills at the local target shooting range. The town is at the crossroads of major transportation arteries.

We present to you a large plot of land spanning over 4805 sqm. The property is enclosed with a high concrete fence and hosts a number of brick outbuildings with total floor area of 231 sqm – office with utility room, shelter, dressing rooms for employees with bath and warehouses with loading ramp and workshop. You can use only these buildings for your enterprise or build more to suit your particular needs. Access to the property is via big gates allowing large trucks to enter the premises.

Take advantage of this excellent business opportunity and implement your ideas. If you own a business or want to start one, then this is a great investment for you.

**REF: 5180/015**

**Euro 77,000**

### FEATURES

- Excellent investment
- Business opportunity
- Brick buildings
- Office
- Shelter
- Warehouses
- Loading ramp
- Dressing rooms
- 2 baths
- Workshop
- High concrete fence
- Large plot
- Water well
- Water
- Electricity
- 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.