



126sqm



bbq



3 bedrooms



2720sqm



balcony



1 bathroom



off road

## Operating guest house in the village of Kutsina, 26 km away from Veliko Tarnovo

The house we present to you is in the village of Kutsina which is situated in the picturesque valley of the Yantra River. It is well-developed, providing all basic amenities, such as shops, cafes, a post office, a school and a kindergarten, a church and regular bus transport to neighbouring villages and towns. This fully renovated house has preserved its authentic traditional Bulgarian style. It is easily accessible throughout the year.

The property is arranged on two floors and its total living area is 126 sqm. The house has solid stone foundations and is fully renovated. The first floor offers traditional Bulgarian style tavern with stone floor, a toilet and one en-suite bedroom. An outside staircase leads to the second floor where we find a balcony with wooden ornaments and two spacious en-suite bedrooms. Magnificent panoramic views are revealed from the balcony. The floorings and the ceiling on the second floor are wooden.

The adjacent garden is 2720 sqm; it is level and well-kept. It hosts a swimming pool and a spacious stone built summer kitchen with a barbecue. There's nothing like dining alfresco and enjoying beautiful weather while taking in a pretty view. Cooking outside, while entertaining your friends is even better. The property is enclosed by a solid stone fence. Access to the property is via big beautiful wooden gates. There is a parking lane within the premises.

The house has undergone major renovation; it is furnished and ready for you to move in. It has beautiful and solid wooden doors and new wooden windows. Don't miss the great opportunity to take advantage of this excellent offer and buy this house. You can run it as a Guest House or B&B, or you can revamp it and turn it into your new Bulgarian home.

**REF: 5189/009**

**Euro 65,000**

### FEATURES

- Panoramic views
- Fully renovated
- Operating guest house
- Insulated
- New wooden windows
- Wooden floorings and ceilings
- Beautiful wooden doors
- Stone barbecue
- Spacious tavern
- Fireplace
- Furnished
- Stone fence
- Nice level garden
- Swimming pool
- Parking within the premises
- Business opportunity



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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.