



250 sqm



1270 sqm



off road

Warehouse with approved guest house project, just 6 km away from Pavlikeni

The village of Stambolovo is large and well-developed; it has a train station, few shops, cafés, a post office, kindergarten, school, church, community centre and regular bus transport. It is 15 km away from the Alexander Stamboliyski Dam, which offers excellent opportunities for fishing and relaxation.

We present to you a large warehouse with total floor area of 250 sqm. It is built over two floors and is water and electricity (3 phase) supplied; the first floor features one big hall and 3 smaller rooms one of which is suitable for a bath and the second level offers an office. The property is set at the end of the village and is suitable for a small manufacturing business if you are looking for a new business venture. It is easily accessible even for lorries and TIR trucks. The property also comes with an approved 2 guest houses project plus a snack bar and a pool so this is another business option which you can explore. The adjacent plot is 1270 sqm, so lots of space for your ideas.

Stambolovo is situated 34 km north-west of Veliko Tarnovo and 6 km east of Pavlikeni. The village is set in the beautiful valley of Rositsa River, a popular place for picnicking, hiking or fishing. The area is very peaceful with excellent conditions for full relaxation. The neighbouring town of Pavlikeni has a spa centre with excellent wellness procedures and thermal baths with mineral water said to have pain-healing powers.

REF: 5249/021

~~Euro 17,500~~

Euro 12,500

FEATURES

- **REDUCED!!!**
- Close to town
- Big and well-developed village
- Business opportunity
- For renovation
- Large warehouse
- Utility/washroom
- Approved guest house project
- Suitable for manufacturing activities
- TIR trucks and lorries access
- 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.