



139 sqm



3 bedrooms



175 sqm



3 balconies



2 bathrooms

Large 3-storey house with a shop in Dryanovo town centre

Dryanovo is located at the foothills of the Central Balkan Mountains and extends in tiers on both sides of Dryanovo River. It is located 21 km northwest from the town of Gabrovo and 25 km away from the old capital of Bulgaria, Veliko Tarnovo. The area is characterized by fresh mountain air and unique natural beauty.

We present to you an excellent business opportunity – a large 3-storey house located in Dryanovo town centre. The property is good for your business ventures as it offers a shop on the first floor and the upper floors are suitable to be converted into a restaurant or a small B&B.

The total living area of the house is 139 sqm. The first floor comprises of a large shop, storage, hall and spacious basement. On the second floor you will find a hall, kitchen, living room, bath, storage and a room above the shop. There is also a large balcony with access to the garden. The third storey offers a hall, kitchen, living room, 2 bedrooms, a bath, balcony and closet. The attic provides a bedroom, balcony and storage.

Dryanovo town has excellent infrastructure and all the necessary amenities such as schools, kindergartens, nursery, hospital and medical centres. There are also numerous hotels, restaurants, pubs, taverns in the town and the area attracts many tourists each year.

REF: 5370/028

Euro 55,000

Euro 44,500

FEATURES

- **REDUCED !!!**
- In town centre
- Close to all amenities
- Next to a church
- Large house
- Shop
- For renovation
- Business opportunity
- Asphalt road
- Excellent location
- Easy 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.