



684 sqm



basement



1589 sqm



off road

Tempting business opportunity in the village of Gostilitsa, close to Gabrovo

The village of Gostilitsa is situated in the picturesque valley of the Yantra, 36 km away from Veliko Tarnovo and 15 km away from Gabrovo. The location offers a variety of cultural and historical sites, one of which are the ruins of a Roman fort, just 2 km south of the village. The area also offers excellent conditions for hunting, fishing and hiking.

This property is situated right at the centre of the village. The 2-storey building provides 684 sqm of floor area and a basement of 72 sqm. The property needs some renovation, but given its price, your investment is definitely worthwhile. You can continue its line of business and have a café/bar/restaurant or alternatively you can go for a total makeover and convert it into a guest house.

The plot to this property is 1589 sqm, which gives you scope for improvement / further development. You can have additional buildings or swimming pool with recreational areas with BBQ complementing your guest house.

Do not miss the opportunity to purchase this property located in a beautiful peaceful village. This is an excellent opportunity for you to invest and start your own retail or hospitality business!

REF: 5390/042

Euro 43,500

Euro 39,000



Yantra Homes Ltd, 7 Slaveikov Square Veliko Tarnovo 5000

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.

FEATURES

- **REDUCED !!!**
- Beautiful village location
- Close proximity to town
- Excellent business opportunity
- In the centre of the village
- Water and electricity
- 5 baths/toilets
- Basement
- Good for cafe, shop or restaurant
- Good for guest house
- Plot of land
- Parking
- Asphalt road
- Easy year round access