



## 3 guest houses with swimming pool and beautiful panoramic views in the mountain village of Gostilitsa

The village of Gostilitsa is situated in the picturesque valley of Yantra River, 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 fortress, just 2 km south of the village. The area also offers excellent conditions for hunting, fishing and hiking.

Guest houses with swimming pool "Bella Terra" are detached in a complex and consist of three houses - two separate guest houses, each of them with four 2 beds and one triple room - a total of 11 people each. Each room has its own bathroom, air conditioning, cable TV, internet and spacious verandas, revealing panoramic views of the Balkan Mountains. There is a fully equipped dining room and a kitchenette in each of the houses.

The third house offers the office of the company, a meeting room, and the restaurant of the complex, which offers traditional specialties and wines from the Dryanovo Monastery. On the third floor there are two more bedrooms / suites with bathrooms.

The plot of land is 2062 sqm. There is swimming pool, which perfectly combine sun, swimming and mountain air. The garden is accessible through large gates, allowing you to park inside. The massive stone fence provides extra privacy and security.

The property is a great opportunity to develop a successful business offering family vacations, cultural - historical tourism, fishing and ecotourism. Do not miss the opportunity to buy this beautiful property, situated in the fresh air, the beautiful nature, the silence and the tranquillity of this beautiful village.

## FEATURES

- **REDUCED !!!**
- Beautiful location of the village
- Immediate proximity to the city
- Panoramic views
- 3 guest houses
- Renovated
- Furnished
- Operating permission
- Running business
- Ready to live
- Insulation
- PVC windows
- Central heating
- Air conditioners
- Fireplaces
- Kitchen
- Restaurant
- Conference room
- Possibility for barbecue
- Parking in the yard
- Business Opportunities
- Asphalt road
- Easy year-round access

REF: 5390/045

Euro 340,000

Euro 255,000



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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.