



Hotel-resort with 2 guest houses, BBQ, and swimming pool near Troyan

Chiflik village is 15 km southwest of Troyan at the foothills of the Kozya Stena Peak, famous for its hot mineral springs. The spring water is suitable for relaxation, ailments of the musculoskeletal, neurological, urological, gastro-intestinal, respiratory systems and organs.

The 1043-sqm plot hosts two currently operating guesthouses. Both have a sunny southern exposure, excellent infrastructure; they're set in a wooded location, near river, ski-track Beklemeto and Central Balkans National Park. This real estate is one of the 5 sites in the area featuring hot mineral waters!

Both houses are new build with a total living area of 430 sqm. There are a total of 5 studios and 6 double rooms, all with balconies, revealing spectacular views. Both 2-star houses are fully furnished and licensed under the Bulgarian Tourism Act. They come with underfloor central heating (fully automated), hot water (heated through solar collectors), video surveillance, modern furnishing, digital TV and minibar in each room.

The complex has 10-car parking, swimming pool and Jacuzzi with healing hot mineral water (open all year round), as well as a covered self-catering BBQ area of 80 sqm, with TV, fridge, stove, microwave, cooking utensils and dishes, and two charcoal barbecues. There is also a children's playground for the little ones.

There is a ready project for expansion, projecting front rooms/premises/facilities with a total area of 180 sqm, consisting of a tavern, reception, office and a small (gift/convenience) shop.

REF: 5661/001

Euro 390,000

FEATURES

- Business opportunity
- Small resort
- Mineral wells
- Beautiful setting
- Panoramic views
- Village centre
- Operating business
- 2 guest houses
- 5 studios and 6 double rooms
- Underfloor heating
- CCTV
- Modern furnishing
- Spacious carpark
- Covered BBQ
- Swimming pool
- Jacuzzi
- Kids playground
- Scope for expansion
- Asphalt road
- 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.