

For sale inn Lovna sreshta in village of Kosharitsa, € 647 900  
(£ 877 / \$ 1 104 / € 979 sq. m)



**Distance:** beach - 3 km

**Total size:** 662 sq.m

**Floors:** 3

**Bathrooms:** 14

**Year of construction:** after 2010

**Heating:** fireplace

**Joinery:** PVC

**New development**

**Year-round use**

**Yard area:** 586 sq.m

**Rooms:** 14

**Construction type:** brick

**Stage of construction:** permission to use

**Exposure:** seaview, panoramic view

**Permission to use**

**Furnished**

**Location:** the inn "Lovna sreshta" is located in s.o. Cholakova fountain / [Kosharitsa](#), 3 km west of [Sunny Beach](#) on the southern slope of the Eastern Balkan Mountains, 40 km from [Burgas](#).

An attractive combination of sea and mountains, away from the noise of the resort, just 5 minutes away by bus from it. It is surrounded by green woods, there is a breathtaking view of the bay and Old Town to the east. The terrain is ideal for mountain biking. The surrounding woods are inhabited by wild animals and are a paradise for hunters during hunting season

**Distribution:**

Restaurant:

- Indoor trade area 78 m2
- Open trade area 205 m2
- Kitchen 83 m2
- Storage 75 m2
- Yard / garden 85 m2
- Office + billiards 45 m2
- Reception 15 m2
- 2 fireplaces (restaurant) and a fireplace (apartment)

Hotel part:

- 2 floors each with 208 m2 (Rooms and suites)

Attic floor: 82 m2

- Storage loft, 3 rooms, 2 bathrooms and a sauna room

The inn "Lovna sreshta" (restaurant and hotel) is fully furnished and has documents to operate. It has view of Balkan mountain, Nesebar and Sunny Beach and the Bay. There is Internet access throughout the complex.

For construction of the building were used high quality materials that achieving the high standard of construction. The joinery is PVC. The site is connected to the central water & sewer installations.

The hotel part of the inn includes 2 residential floors with 7 rooms, 1 family room and 3 apartments and 3 rooms in the attic level, all of them have views of the sea or mountains. Rooms are comfortably furnished and have bathroom with shower or bath-tub, satellite / cable TV, wireless Internet access and individual air conditioning.

The apartments are identically equipped and have an additional separate bedroom, living room and a refrigerator (one of them has a fireplace). All bedrooms and suites are with laminate / wooden flooring, in the corridors - terracotta tiles, the walls are lined with plasterboard.

**Mansard floor** consists of a large storage loft, 3 rooms and 1 bathroom. There is also a sauna room on the same level which is adjacent to a room for relaxation and separate bathroom.

**Restaurant** - tavern type, was built in old traditional style of wood and stone, has 150 seats and two fireplaces, authentic atmosphere and offers impressive interior with a collection of hunting trophies. The restaurant kitchen equipment complies with all requirements. Adjacent to the restaurant kitchen there is a staff room, separate bathroom and large storage room.

The inn has an open courtyard, as well as office and billiard room with adjoining separate bathroom, reception.

In summer the restaurant holds events for tourists with entertainment program.

***NO COMMISSION FROM THE BUYER!***

***THE AGENCY CHARGES EUR 480 FOR ATTENDANCE AT THE TRANSACTION!***

***ADVANTAGES:***

- *fully furnished;*
- *operating all year-round;*
- *with categories;*
- *splendid panoramic view;*
- *near the beach of Sunny Beach;*
- *an option for rural tourism*



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