

Sales Particulars



Large Family Home/Guest House

Bojurets near Kavarna, on the Black Sea, Bulgaria Ref: Bul 005



Price

Freehold Property: £249,000 (REDUCED)

Arrow Business Sales are pleased to offer this substantial detached property with sea views located on the Bulgaria Black Sea. The property has been built as a family home would easily convert to a guest house with four letting rooms and an owner's private bedroom or as a stand-alone 5 bedroom villa to let. The property has an indoor swimming pool. The property required some finishing work.

There are three golf courses and a beach which is 200 meters away from the house



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80 Windsor Village, Port Talbot, SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Property:

A detached three storey building comprising of:

Ground floor

Kitchen, dining room, winter lounge, summer lounge, shower and toilet, utility room, sauna and massage room, indoor swimming pool, Jacuzzi and bar.

First Floor

Four bedrooms, all en- suite and all with a sea view.

Also of the first floor there is a studio apartment with balconies all around the house.

Second Floor

A spiral staircase leads up to the second floor with a large private bedroom with en-suite leading out to a 278 square meter terrace with breath-taking views of the sea.

Outside

Parking for five cars to storage's sheds.

Large garden and play area.

Total square meters of the house only is 1,159

Garden 1,000 square meters.

Notes:

- The value at this present time is 500,000 Euro
- The house is nearly finished and I can offer our builder to finish all the work at 25,000 Euro
- The vendor will also help you set up your company to operate your business we also have the lowest taxes on your profit in Europe at 10%
- Staff salaries are also very low. The minim wage for house keeper and cook 250 Euro per month
- This is a great opportunity to leave the rate race and have a nice home with a good income
- The vendors are also open to offers or part- exchange for a villa in Larnaca, Cyprus (only this area) or other European properties with cash plus property





Location:

The property is located on top of the Thracian Cliffs Golf & Beach Resort .Kavarna is a small port town which has a broad outlet on the Black Sea to the Eastern and Southern sides. The coast is varied and there are cliffs combined with beaches and abrasive formations such as caves, fissures, etc. The area lacks surface running water and irrigation is most valuable. There is a steep cape called Kaliakra near the town, famous for the romantic legend about forty maidens committing suicide in the name of Christianity. It is also famous for the caves - once the habitat of the extremely rare Black Sea monk seal.

Kavarna is one of the ancient towns on the Bulgarian Black Sea coast.





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Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **0333 1234 311** let us know when you would like to visit and we will make the arrangement. If you would like to view and see the area the vendor can offer FREE accommodation in another apartment, just pay for your own flights.

Offers: All offers are for the freehold property, fixtures and fittings and should be made to this office.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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