The UK’s 1st Bulgarian Property Company

To view – book your trip to Bulgaria

We can arrange all travel and accommodation – view in luxury – visit our offices and meet our staff – feel relaxed and confident about your investment decision.

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PropertyBulgaria.com

Found 2001

Best Investment Property

Construction management, financial control, repairs, renovations and new build.

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BCM
Bulgarian Construction Management
Situated only 7kms from Dryanovo to the south, the property consists of 3 buildings and a garden area that leads onto open forest land, the small village has a healthy population of truly rural inhabitants. A number of properties in the village have been renovated to good standard and the location, secluded and rural, is only 300 yards from the famous eco-trail that meanders its way to the nearby, famous Dryanovo monastery.

Accommodation is in 3 separate buildings.

The first is a small self-contained cottage with kitchen area, separate bedroom and en suite. Outside spaces are secluded and rustic.

The second building is a converted barn that houses 2 separate en suite bedrooms, each accessed separately and located only 100 yards from the main cottage.

The main cottage is a complete renovation of an old traditional barn style dwelling. Newly constructed roof and walls, foundations and all windows and doors in the traditional style have captured the original feelings of the house.

A lounge/diner area with open log fire, large glazed windows offers the house the character one would expect. 2 further bedrooms with two separate wc/shower and utility space make up the accommodation. Further covered outbuildings makes for ideal cooking and eating areas.

Large outside space and garden to the front and to the side on tiered levels offer many opportunities for workshops, gatherings or just places to feel connected with nature. Planning permission is very possible for additional buildings to be added.

Local shops and services can be found only 3kms away in the larger local village, and in the southerly direction you have the beautiful picturesque town of Tryavna. To the

**SPECIFICATIONS**

<table>
<thead>
<tr>
<th>Type of property</th>
<th>Rural Retreat</th>
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</thead>
<tbody>
<tr>
<td>No. of bedrooms</td>
<td>5</td>
</tr>
<tr>
<td>No. of bathrooms</td>
<td>5 (3 en suite)</td>
</tr>
<tr>
<td>Location</td>
<td>Town of Dryanovo</td>
</tr>
<tr>
<td>Price</td>
<td>€50,000 (£42,200 approx)</td>
</tr>
<tr>
<td>Price date</td>
<td>November 2010</td>
</tr>
</tbody>
</table>

State of Property: Renovated, requires internal decoration.

The text details describing the property are correct at the time of print and will not form part of a contract.

**What do I do next?**

**Book your viewing trip to Bulgaria...**

We can arrange your flights and hotel accommodation for a personalised viewing trip from our UK office.

You will be personally hosted and driven in comfort to view the property with no pressure.

Experience the culture, taste the food and absorb the views.

Feel comfortable and well informed to make a decision.

For more information call: **01202 201300**

Or visit: **www.PropertyBulgaria.com**
The UK’s 1st Bulgarian Property Company

Property ref. no.

north 20kms away is the ancient city of Veliko Tarnovo, with its history and vibrancy it is a mix of Bulgaria old and new.

The retreat is ideal for groups of 6 - 8 with the opportunity to add accommodation in the future.

As part of the Geshaview rural village community (only 7kms away) this retreat is a great opportunity for those looking for an affordable yet connected location.

The current owner, a UK citizen, purchased the retreat 5 years ago through Homes in Bulgaria, This is the organization behind the Geshaview village project. The retreat was kept for a few years in disrepair and then when the timing was right the owner made the necessary improvements to take the properties to a level that would enable the incoming investor to have a foundation from where to work from but have the opportunity to add their personal touch to each of the 3 dwellings.

The asking price is set at €50,000 (£42,200 approx)*.

All legal papers are available for viewing and a simple and uncomplicated transfer is available.

Advice from the agent (Homes in Bulgaria) is available to any interested party. Viewing is essential and will include a full summary of the area its immediate location and, of course, the Geshaview village connection.

Guidance and assistance for the finishing of the properties into the character and style of your choice is also at hand and as the original renovation company, Homes in Bulgaria will be available to complete and realize the retreat centre to its full potential.

The reason for sale by the owner is a calculated one of pure investment planning, purchased years ago the owner now is poised to move on to a second project, again with Homes in Bulgaria, and wishes this project to now be passed to the persons who will bring it to life.

* Please note that finishing of the bathrooms and bedrooms and kitchens needs to be considered and an estimated at a cost of €8-10,000.
TOWN/CITY/MOUNTAINS
3 night stay
Saturday – Tuesday or Wednesday – Saturday
LAND DEVELOPMENT AND BUILDING PLOTS
Your personal itinerary
Day 1 Depart U.K. / arrive Sofia
Day 2 Visit and view the proposed land/development sites.
Day 3 Agree the choice of property and complete paperwork and banking/contract details.
Day 4 Depart Sofia – arrive U.K.

COASTAL/RURAL
3 night stay
Saturday – Tuesday or Wednesday – Saturday
LAND DEVELOPMENT AND BUILDING PLOTS
Your personal itinerary
Day 1 Depart U.K. / arrive Sofia
Day 2 Visit and view the proposed land/development sites.
Day 3 Agree the choice of property and complete paperwork and banking/contract details.
Day 4 Depart Sofia – arrive U.K.

RURAL/RIVER VALLEY
4 night stay
Saturday – Wednesday or Wednesday – Sunday
LAND DEVELOPMENT AND BUILDING PLOTS
Your personal itinerary
Day 1 Depart U.K. / arrive Sofia
Day 2 Visit and view proposed land/development sites.
Day 3 Continue to visit and view proposed development sites.
Day 4 Agree your choice of property and complete paperwork and banking/contract details.
Day 5 Depart Sofia – arrive U.K.

Flights and accommodation will be facilitated (arranged, booked and reserved) by us, so you have no need to worry about being met at the airport or travel to and from the region from your hotels. We do it all for you.

DISCOVERY TRIP
6 nights / 7 days Discovery trips to the region will allow you an additional 2 ‘free days’ to explore the region or spend a day shopping or sight-seeing in the capital. Time to relax, absorb the views and experience Bulgaria to its full.

Your flights are arranged from most UK airports. Your 3, 4 or 6 night trip is organised for you to experience traditional Bulgarian hospitality.

Ski, mountain, resort, chalets and apartments.
Rural, undiscovered cottages and farmhouses.
Black Sea, coastal villas and apartments.

Please call us on 01202 201300 to arrange a viewing trip