



## Excellent 9 Bed Home For Sale in Vulcan Brasov



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 345,000

### Elhelyezkedés

Ország:	Romania
Állam/Régió/Tartomány:	Brasov
Város:	Vulcan
Cím:	Strada Laterală 540
Irányítószám:	507270
Feladta:	2025. 10. 17.

Leírás:

Excellent 9 Bed Home For Sale in Vulcan Brasov Romania

Esales Property ID: es5554824

Strada Laterală 540, Vulcan 507270, Romania

Price in UK Pounds £299,000

An Unrivalled Investment Opportunity: The Expansive, Ready-for-Redevelopment Property in Vulcan, Braşov County, Romania

This represents a truly exceptional offering in the heart of Transylvania: a massive property in the serene and strategically located commune of Vulcan, Braşov County, which is perfectly primed for either immediate use as a grand family residence or a transformative redevelopment project into a substantial commercial enterprise, such as a boutique hotel or guesthouse complex. Currently encompassing a



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dwelling with at least nine generously sized bedrooms and sprawling living spaces, this property is being presented in very good condition, thanks to a comprehensive, high-quality overhaul conducted by an experienced English builder, ensuring reliability and modern standards that are rare in the region. The sheer scale and quality of the existing structure and its accompanying land package make this one of the most compelling large-scale investment opportunities currently available in the Braşov area.

## A Structure Built for Scale and Comfort

The existing structure is an imposing canvas for its next owner. It currently boasts a minimum of nine spacious bedrooms, providing a foundation for significant capacity. Accompanying these are five separate lounges, offering immense flexibility for partitioning into private apartments, public reception areas, or specialized function rooms. A key feature is the five existing kitchens, a layout that already supports multiple independent living units, making it an immediate candidate for a multi-family dwelling, a corporate retreat, or a large-scale bed and breakfast. Importantly, much of the structural and mechanical work is already complete to a high standard. The property has been entirely rewired and benefits from what can only be described as exceptional thermal efficiency. The insulation details are particularly noteworthy, featuring a robust four inches of high-performance black polystyrene on the exterior walls—a material superior to the more commonly used white variety—and an eight-inch layer of fiberglass insulation in the roof. This commitment to thermal integrity ensures low running costs and a high degree of comfort throughout the changing Transylvanian seasons. Furthermore, the finish applied to the exterior and interior walls is noted as being among the finest in the area, a testament to the quality of the English builder's craftsmanship.

## Flexible Finishes and Tailored Completion

The property offers a unique advantage in that certain internal work can be completed to the potential buyer's specifications. While the core infrastructure is solid, there is an allowance for the completion of three additional showers and toilets. This flexibility means that a buyer can fine-tune the final layout and amenity count to perfectly suit their intended purpose, whether that be adding luxury ensuite bathrooms for a hotel conversion or optimizing the flow for a private residence. This customized finish option minimizes future renovation hassles and allows the new owner to start their venture with a space that reflects their precise vision, budget, and timeline, offering a rare opportunity to essentially commission a bespoke finish within a pre-existing, large-scale structure.

## An Expansive and Strategic Land Parcel

Beyond the impressive main building, the property is situated on a substantial plot of land, totaling approximately 3,000 square meters (just under three-quarters of an acre). The rear garden alone is vast, measuring approximately 1,950 square meters. Critically, the land is very flat, making all of it easily usable and simplifying any future construction or landscaping efforts. While the current vendor is exploring the possibility of subdividing the property to create access to the rear garden for an additional building plot—with the potential for a small, separate house—they acknowledge that a buyer will likely wish to acquire the entire consolidated land package. The current owner is fully prepared to discuss and come to an agreement on the sale of the entire 3,000 square meters, ensuring the new owner maintains full control over this large and strategically valuable plot. This huge, flat land parcel is ideal for adding



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amenities like a large parking lot, swimming pool, outdoor wellness facilities, or an extended private garden, greatly enhancing the property's commercial and residential potential.

## ABOUT THE AREA

Vulcan (Wolkendorf), Braşov County, Romania

Vulcan is a charming commune in Braşov County, Transylvania, Romania, located at the scenic foothills of the Southern Carpathian Mountains. Positioned just about 16 km (9.9 miles) west of the historic city of Braşov, Vulcan has historically been an important village within the Burzenland area. Its name in German, Wolkendorf, reflects the area's heritage, as it was founded around the year 1377 and was home to a strong community of Transylvanian Saxons. Today, while its population of around 4,800 is primarily Romanian, the village retains its distinct historic character, offering visitors and residents a tranquil, traditional lifestyle surrounded by nature.

### Economic Context and Local Setting

While the greater Braşov County is known as one of Romania's more prosperous and industrialized regions, Vulcan itself is a smaller, quieter settlement that benefits from its proximity to the county seat. The village sits at an altitude of 606 meters (1,988 feet), making it a desirable location for those seeking fresh air and mountain scenery away from the urban bustle. Its location places it conveniently close to major tourism draws, including the nearby cities of Braşov and Râşnov, which features a famous medieval citadel. This blending of accessible, modern infrastructure with untouched natural beauty makes the area appealing for both residential and leisure purposes.

### Accessibility and Nearest Airports

Travel access to Vulcan is well-supported by nearby regional and international gateways. The most convenient airport is the recently opened Braşov-Ghimbav International Airport (GHV), which is the closest and most direct point of arrival, located only about 11 to 12 km away. For travelers arriving from a broader range of international destinations, the primary options are:

- \* Henri Coandă International Airport (OTP) in Bucharest, which is approximately km away (about a 2.5 to 3-hour drive).
- \* Sibiu International Airport (SBZ), located about km away.
- \* Târgu Mureş International Airport (TGM), which is roughly km away.

These surrounding major airports ensure that Vulcan remains easily reachable for tourists, new residents, and those seeking property investment opportunities in this historically rich region.

### Lifestyle and Tourism

The area around Vulcan offers an authentic Transylvanian experience, defined by its spectacular natural surroundings and cultural landmarks. Residents enjoy a relaxed pace of life with quick access to the vibrant cultural scene of Braşov, known for its medieval Old Town, the Black Church, and Council



Square. Furthermore, Vulcan is a great base for exploring the region's top tourist destinations, including the renowned Bran Castle (Dracula's Castle) and the ski slopes of Poiana Braşov, all within a short driving distance. The combination of historical charm, strong accessibility, and proximity to major natural and cultural attractions enhances the appeal of Vulcan as a tranquil retreat in the heart of Romania.

## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 3000m<sup>2</sup> plot
- \* 9 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Romania
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Állapot: Használt

### **Gyakori**

Hálósobák:	9
Fürdőszobák:	5
Kész négyzetméter:	300 nm
Telekméret:	3000 nm

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.712.714

