



## Operating Family Hotel for Sale | Letnitsa, Lovech Region



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 983,346.22

### Elhelyezkedés

Ország:	Bulgaria
Állam/Régió/Tartomány:	Lovech
Feladta:	2026. 06. 07.
Leírás:	

Operating Hotel Business for Sale | Letnitsa , Lovech Region

IBG Real Estates is pleased to offer for sale **awell-established and fully operating hotel business**, strategically located in the center of Letnitsa , in an area with strong tourism potential and close to some of Bulgaria's most famous natural attractions, including Krushuna Waterfalls (5 km) and Devetashka Cave (19 km).

The property represents **asolidly built and fully reconstructed commercial building**with a total built-up area of **1,319 sq.m.**, commissioned in 2014 under a European rural development program and fully compliant with all technical and legal requirements.

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The business operates successfully**year-round**, combining**weekend tourist bookings**with**weekday corporate clients**, ensuring stable occupancy and diversified income.

A major advantage is the implemented**modern self-check-in system**(available in Bulgarian and English), providing automated guest access, reducing staffing needs, and significantly lowering operational costs.

Property Highlights:

Total built-up area:**1,319 sq.m.**



Restaurant:**90 sq.m.**

Summer garden:**120 sq.m.**

Kitchen:**21 sq.m.**

Lobby bar with separate kitchen

Official hotel classification:**2 stars**

Full technical documentation

Operating permit and cadastral registration

Capacity:

**54 guest beds** in the hotel accommodation area

**60-seat restaurant**

**30-seat lobby bar**

**Conference hall for 60 people**

All guest rooms are spacious, bright, and fully equipped, each offering a private bathroom, air conditioning, TV, and refrigerator.

Investment Advantages:

Fully operational and proven business model

Established customer base

Low operating expenses

Automated management system

Immediate return on investment

Potential for SPA / wellness development

Expansion opportunities for additional accommodation capacity

Suitable for events, training, and conferences



An additional growth factor is the upcoming development of Hemus Motorway , which is expected to increase traffic and accommodation demand in the region.

This is an excellent opportunity to acquire **aready-to-run hospitality business with stable income and strong growth potential.**

For financial details, additional information, or to arrange a viewing, please contact IBG Real Estates.

Built: 2014

## Gyakori

Hálósobák: 23  
Fürdőszobák: 21  
Kész négyzetméter: 1319 nm

## Room details

Total rooms: 23

## Building details

Emeletek száma: 3

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/JPXN-T10623/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JPXN-T10623/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 352578

