



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



### Agent Info

|               |                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Naam:         | ArKadia                                                                                                      |
| Bedrijfsnaam: |                                                                                                              |
| Mistlampen:   | United Kingdom                                                                                               |
| Telefoon:     |                                                                                                              |
| Languages:    | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 983,953.31 |

### Locatie

|                             |                                                              |
|-----------------------------|--------------------------------------------------------------|
| Aanbevolen Auto Onderdelen: | Bulgaria                                                     |
| Geplaatst:                  | 26-07-2026                                                   |
| Omschrijving:               | Operating Hotel Business for Sale   Letnitsa , Lovech Region |

IBG Real Estates is pleased to offer for sale **a well-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 **a solidly 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.

Gebouwd: 2014

## Algemeen

Slaapkamers: 23  
Badkamers: 21  
Afgewerkte vierkante meter: 1319 m<sup>2</sup>

## Room details

Total rooms: 23

## Building details

Aantal verdiepingen: 3

## Rental details

Furnished: Ja

## Lease terms

Date Available:

## Additionele informatie

Website 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

