



Operating Family Hotel for Sale | Letnitsa, Lovech Region



Agent Info

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

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 850,000

Locatie

Aanbevolen Auto Onderdelen:	Bulgaria
Geplaatst:	19-09-2026
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 m²

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

Contact information

IMLIX ID: 352578

