



## Spacious guest house for sale w/ pool just outside Veliko Tarnovo

This wonderful property is located in Ledenik, which is 7 km from the Old Bulgarian capital Veliko Tarnovo. It is large and well-developed, with good transport links. It has all basic amenities – shops, a town hall, a church, a community centre and a primary school. There is regular bus transport and taxis from and to the village.

The main house is situated over 3 floors with a total living area of 340 sqm. The first floor offers a spacious tavern with large fireplace, fitted kitchen and a bathroom. The second floor features a corridor, 5 bedrooms, 2 bathrooms and a balcony. The third floor consists of a large studio with 7 beds, bathroom and a balcony. The house comes furnished and fitted with all necessary appliances, cable TV, Internet, ACs, central heating, wooden panelling and original wooden doors.

The garden to this property is 680 sqm, flat and well-maintained. It hosts lovely recreation areas, a swimming pool, a water-well, and a BBQ with earthen oven. There is also a detached small guest house, consisting of a large living room, kitchen and a bathroom. The property is enclosed by a massive stone wall, ensuring you safety and privacy.

Ledenik is located on the banks of the Yantra, which offers a lot of opportunities for relaxation and fishing. It is a popular location for permanent residence, due to its proximity to Veliko Tarnovo. Do not miss the opportunity to purchase this interesting Bulgarian real estate with great potential.

**REF: 5049/014**

**Euro 180,000**

### FEATURES

- Spacious property
- Immaculate conditions
- Furnished
- Detached guest house
- Central heating
- Large fireplace
- Air-conditioning
- Wooden panelling
- Large taverns
- Cable TV
- Internet
- Swimming pool
- BBQ w/ recreation places
- Water-well
- Massive stone fence
- Asphalt road
- Easily accessible

