



33 sqm



525 sqm



off road

Small village house for renovation, near Elena

This small rural house is situated in the small picturesque village of Bebrovo, in the heart of the Elena Balkans and close to Elena town. The village is less than an hour's drive from Veliko Tarnovo, the historical capital of Bulgaria. The village has a community hall, elementary school, a social club and a nursery.

This bungalow comes with the modest 33 sqm of living area. The house needs some major renovation, but given its price, your investment is definitely worthwhile. The property is supplied with water and electricity and is accessible all year round.

The garden to this property is 525 sqm. The south-facing plot allows you to have a great recreation area with barbecue and summer arbour, why not even a small pool. Here you will enjoy a fully relaxing holiday in a tranquil location with terrific panoramic views.

Nearby, there are ruins of an ancient fortress and Roman path as well as two medieval monasteries. The region is famous for its outstanding architecture and the great number of houses, which have been maintained from the Bulgarian national revival period. The region has eco-paths, some small ski-runs, swimming pools, gymnasium, football ground, tennis and volleyball courts. The River Bebrovska, also known as Brezovitsa and Kamenitsa runs through the village and ideal for fishing. Tourists can stay in the private villas or hotels/hostels in the village or in Elena town which is only 12 km away.

REF: 5084/037

~~Euro 7,800~~

Euro 7,000

FEATURES

- **REDUCED!!!**
- Near Elena
- Beautiful setting
- Peaceful location
- Great rural tourism location
- Near river and dam
- Picturesque views to the Balkans
- Southerly exposure
- Needs renovation
- BBQ opportunity
- Asphalt road
- Near main roads



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These particulars are set out as a general outline only for guidance to intending purchaser(s), specification and condition of property and any appliances cannot be guaranteed.