



2 newly-built and furnished houses with pool in the village of Gardevtsi, close to Yovkovtsi Reservoir

This property is situated in the village of Gardevtsi and is easily accessible throughout the year. The village is less than 10 km away from the town of Elena and 30 km from Veliko Tarnovo. It offers all basic amenities, as well as excellent opportunities for relaxation and recreation. Located in the foothills of the beautiful Elena Balkans, the village and the area offers a number of opportunities for rural and eco-tourism. Furthermore, the Yovkovtsi Reservoir provides great conditions for fishing, camping and BBQing.

We present to you 2 houses built over 2 floors. One of the properties is currently operating as a guest house so you are also presented with an excellent business opportunity. Both houses are newly built (2014/2015). They offer excellent living condition; they are sold furnished and ready to move in. The houses feature insulation, UPVC windows, 2 fireplaces, central heating and hydrophore. The first floor of the guest house (252 sqm) comprises of a veranda, spacious dining room, kitchen, closet, store and toilet, the second floor offers a hall and 4 en-suite bedrooms. On the first floor of the other house (136 sqm) you will find a hall, bath/toilet and open floor space comprising of the kitchen, living room and dining room. The second floor has a hall, 3 bedrooms and a bath/toilet.

The adjacent garden is 2000 sqm; it is nicely landscaped hosting a pool, summer kitchen, stone BBQ, large store and a shelter. There is also a spring water fountain. Access to the garden is via big wooden gates. The property is located in a quiet and peaceful area – the ideal place both for a holiday villa and for a permanent residence due to the close proximity of the town of Elena.

Yovkovtsi Reservoir which is near Gardevtsi offers excellent conditions for fishing and recreation. Locals also collect edible mushrooms and a variety of herbs for tea in the area. For avid travellers, there are a couple of walking/hiking trails leading to the peak of Chumerna (1,536 m), which is the highest in this part of the Balkan Mountains.

REF: 5087/013

Euro 360,000

Euro 350,000

FEATURES

- **REDUCED !!!**
- Beautiful village location
- Close to Elena
- Close to Yovkovtsi Reservoir
- Quiet and peaceful
- Well-developed village
- Newly-built
- Traditional style
- Brick/stone
- Operating guest house
- Business opportunity
- Furnished
- Ready to move in
- Central heating
- 2 fireplaces
- UPVC windows
- Insulated
- Hydrophore
- Landscaped garden
- Pool
- Summer kitchen
- Stone BBQ
- Storage
- Shelter
- Spring water fountain
- Parking within the premises
- Asphalt road
- Easy year round access



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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.