



Renovated 2-storey house plus an old house in the village of Bryagovitsa, 30 min away from Veliko Tarnovo

The village of Bryagovitsa is situated 31 km east from Veliko Tarnovo and 6 km south west from Strazhitsa. It is a large and well-developed village with good infrastructure. It has 3 shops, a post office, a junior school, a mayor's office, as well as medical and mobile services. There is also bus transport connecting the village with the neighbouring villages and towns. A big plus is that the village has a newly asphalted road which links it to the main Varna-Sofia road.

The house is built over 2 floors with a total living area of 140 sqm. The first floor offers an entrance, 2 bedrooms, a bathroom, a utility room and a kitchen with a dining area. External stairs lead to the second floor where you will find an entrance, a hallway, 2 bedrooms, a bathroom, a kitchen, a living room and 2 terraces. The house has been renovated, has tiled floors and UPVC. It might need a slight refreshment but it is ready to move in. The old house offers a basement and a few rooms. The main house is big enough that it could be easily shared between two families. This property is located close to the centre of the village.

The garden is 1040 sqm. and hosts a garage, a barn, a summer house and a pond. The fertile soil can be used for gardening, fruit and vegetable growing. The asphalt road makes accessing this property easy all year round. Both houses have a solid structure and each of the floors of the renovated house has rental potential.

The village is situated at the banks of Lefedzha River, which is a very popular place for sport fishing and it attracts a lot of tourists every year. There is also a small lake near the village. Bryagovitsa is surrounded by forests, part of the "White cow" reserve, which attracts tourist with its fresh air and unique panoramic views.

REF: 5152/011

Euro 30,000

Euro 19,000

FEATURES

- **REDUCED!!!**
- Close to centre of the village
- Close to river
- Close to a forest
- 2 Houses
- Ideal for two families sharing
- UPVC
- Summer kitchen
- Ready to move in
- Outbuildings
- Basement
- Garage
- Pond
- Fertile soil
- 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.