



100 sqm



outbuildings



3 bedrooms



2060 sqm



2 bathrooms



off road

## Fully renovated ready to move in house in the village of Bryagovitsa, just 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, mobile and internet 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.

This lovely house is built over 2 floors and has a total living area of 100 sqm. On the first floor, you will find a kitchen, a bathroom, a living room, a study/bedroom and a cupboard. Internal stairs lead to the second floor where there are 2 bedrooms, a hallway, a bathroom and a sunroom. The house is fully renovated, has UPVC windows and doors, outside insulation, tiled and laminate floors and comes partly furnished. The property is in a quiet and peaceful location and completely ready to move in.

The garden is big with a size of 2060 sqm. It hosts a beautiful water well, a barn and a few animal sheds. The garden itself is fenced and the fertile soil can be used for gardening, fruit and vegetable growing.

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. The reserve offers excellent conditions for eco-tourism.

REF: 5152/012

**Euro 39,990**

**Euro 28,995**

## FEATURES

- **REDUCED!!!**
- **Quiet and peaceful location**
- **Close to a river**
- **Close to a forest**
- **Fully renovated**
- **UPVC**
- **Outside insulation**
- **Partly furnished**
- **Ready to move in**
- **Outbuildings**
- **Large garden**
- **Water well**
- **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.