



188sqm



annex



4 bedrooms



1140sqm



2 balconies



3 bathrooms



off road

An Enchanting Dual Property in Nova Varbovka

Welcome to this unique and captivating property nestled in the peaceful village of Nova Varbovka. This delightful property offers a fully renovated house and a partially completed barn conversion, all within a spacious and beautifully landscaped plot.

The main house features a large kitchen and dining room with exposed oak beams and stonework, offering picturesque views of the garden. Adjacent to this space is a bright and airy sunroom with patio doors leading directly to the garden. A cosy hallway on the ground floor connects the sunroom to a bathroom and internal stairs leading to the first floor. Upstairs, you'll find two double bedrooms, a spacious lounge seamlessly connected to the hall, a small WC/wash room, and access to a balcony with stunning views of the garden and surrounding countryside.

The converted barn, serving as a guest annex, boasts a double-height living area with a small kitchen and WC/shower room. Wooden stairs lead to two guest bedrooms and a large private balcony with breath-taking views. This project is approximately 85% finished, offering potential for additional living space, a holiday let, or a B&B business opportunity.

Additional features include a larger barn and other outbuildings with potential for further conversion, a well-planted garden with several seating areas, and a concrete base ready for an above-ground pool. The property also benefits from off-road parking, an enclosed garden, a water well, UPVC windows, and easy year-round access.

This enchanting property spans 188 square metres on a 1140 square metre plot, with four bedrooms and three bathrooms spread over two floors. The south-facing property is located near three reservoirs perfect for sport fishing and is surrounded by beautiful nature, providing a tranquil and serene environment. This charming property offers a fantastic opportunity to create a beautiful home with the added benefit of potential income. Embrace village life with modern comforts and start your new adventure in Nova Varbovka.

For more details or to arrange a viewing, contact us today!

REF: 5169/012

Euro 37,500

Euro 35,000



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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.

FEATURES

REDUCED !!!

- Close to 3 dams
- Beautiful nature
- South facing
- Quiet and peaceful
- Panoramic views
- Renovated
- UPVC windows
- Converted barn/Guest annex
- Ready to move in
- Well-kept garden
- Fertile soil
- Parking within the premises
- Easy year round access