



120 sqm



outbuildings



3 bedrooms



730 sqm



1 bathroom



off road

Nice rural house with a shop in the village of Novo Gradishte, just 13 km away from Strazhitsa

Novo Gradishte is in close proximity to the town of Strazhitsa (13 km) and an hour away from Veliko Tarnovo. It is a small but well-developed village with all basic amenities. Novo Gradishte has regular buses to the municipality centre. There are two grocery shops, 2 pubs, a post office and medical point with a GP.

The house is arranged on two floors with total living area of 120 sqm. Presently the first floors operates as a pub, but if you don't want to run this business you can easily turn it into a spacious open plan room, comprising of a lounge, dining room and a kitchenette. An inner staircase leads to the second floor where you will find a landing and three bedrooms. Lovely views are revealed from here. The property is in good condition, with sound foundations; it is ready to move in but it needs some renovation works. There is a small basement under the main floor. There is an extension to the house that is hosting the bathroom/toilet. There is also an annex used as a summer kitchen; its walls are covered with wooden panels adding to the feeling of homeliness only a rural house can offer.

The garden is well-kept, with total area of 730 sqm. It hosts a barn with a lean-to shelter and a water well. The barn can be converted into a self-contained accommodation or a workshop. There is a stone BBQ next to it so you can alternatively set up a covered seating area after you reconstruct the barn where you can entertain your friends or spend nice moments with your family. The fertile soil and the water well provide excellent conditions for growing your own tasty vegetables. The premises are enclosed with a stone fence and access to them is via big wooden gates, allowing you to park within the premises. The property is water and electricity supplied and is easily accessible throughout the year via an asphalt road.

Novo Gradishte is a peaceful village – a great place for you to retire or to spend your vacations. There is a large dam nearby, where you could fish. Do not miss out on the chance to own this property.

REF: 5175/007

Euro 20,000

FEATURES

- Close proximity to town
- Panoramic views
- Close to a dam
- Quiet and peaceful
- In good condition
- Solid foundation
- Ready to move in
- Basement
- Summer kitchen
- Water well
- Outbuildings
- Stone BBQ
- Fertile soil
- Suitable for a shop/pub
- Asphalt road
- Easy year round access



Yantra Homes Ltd, 7 Slaveikov Square Veliko Tarnovo 5000

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.