



Very attractive and traditional 2-bedroom cottage style property, close to Polski Trambesh

The village of Ivancha is only 10 km away west of Polski Trambesh and 35 km away from Veliko Tarnovo. The village has all the necessary amenities and is water and electricity supplied. It benefits from a town hall, a post office, a community centre, a kindergarten, a restaurant, a pastry shop and grocery shops. There is regular public transport to the neighbouring villages and towns.

The property (105 sqm) is located at the end of the lane at the edge of the village making it a very quiet and peaceful location. On the ground floor you will find a large open plan living area with wood burning fire it has exposed oak beams and wooden ceilings and tiled floors throughout. A large wooden door leads out directly into a lovely walled courtyard garden area (1350 sqm) complete with a working well, a pergola and seating area with a sunken area for a pool to be placed. The kitchen is galley style and offers plenty of worktop space with space for a dining table also on this floor you will find the WC/shower room.

The second floor has two bedrooms one of which is 30m² that could easily have an en suite fitted in it. The covered balcony offers great views over the surrounding countryside. There are several outbuildings currently being used as stables that could be turned into extra accommodation if required.

The rear garden is surrounded by a stone wall and is mainly grassed with a few fruit trees. There is a large stone barn with double doors allows you to park your cars under cover and provide plenty of storage/workshop facilities.

A two minute walk will have you in the countryside walking beside a small river on those hot summer days if you so wish. The village centre has a well stocked shop and small bakery that serves fresh bread and pastries which you can wash down with a drink in the village square.

FEATURES

- **REDUCED !!!**
- Close proximity to town
- Well-developed village
- Quiet and peaceful
- Traditional style
- Stone barn
- Landscaped garden
- Stone fence
- Fertile soil
- Water well
- Area for a pool
- Garage
- Asphalt road
- Easy year round access

REF: 5194/015

~~Euro 25,000~~

Euro 13,500



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.