



93 sqm



6 sheds



2 bedrooms



9700 sqm



1 bathroom



off road

## Nice house with huge garden, located in the village of Ivancha, 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.

We present to you a 1-storey house with total living area of 93 sqm, distributed between 2 halls, a kitchen, living room, 2 bedrooms, a bath/toilet and 2 closets. The house is brick and very well-maintained. It features wooden floorings and ceilings. It only needs some minor touches and will be ready for you to move in and start living your Bulgarian dream.

The plot to the house is huge - 9700 sqm, level and well-kept. It is divided into 3 sections – regulated plot adjacent to the house, a walnut orchard and agricultural land. The garden hosts 6 cattle sheds, and a shelter with a traditional hearth oven. You can convert one of the buildings into a summer recreational area where you can relax and unwind or invite friends over for a party. Alternatively you can develop the property into an animal farm. The soil is very fertile and combined with the water well create the perfect conditions for you to grow your own tasty vegetables and fruits. The property is the property is set in a quiet and peaceful location with no adjacent neighbours.

The region is well-known for its healing mineral springs and good quality agricultural land. North of the village runs the River Eliya suitable for fishing and family outings and picnics.

**REF: 5194/018**

**Euro 20,000**

**Euro 17,000**



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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 proximity to town
- Well-developed village
- Quiet and peaceful location
- South facing
- Brick
- Well-maintained
- Wooden floorings and ceilings
- Basement
- Large plot
- Fertile soil
- Walnut orchard
- Water well
- 6 sheds
- Shelter
- Traditional hearth oven
- Fence
- Parking within the premises
- 3-phase electricity
- Easy year round access