



Nice house with big 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 2-storey house with total living area of 100 sqm. First floor offers kitchen, hallway, bathroom, living room, 2 bedrooms and storage room. Intern stairs lead to the second floor where you will find hallway, 2 bedrooms and terrace. The house is brick and very well-maintained, has PVC windows and some renovation has been already done inside, has central heating and is furnished. 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 big - 2000 sqm, leveled and well-kept. The garden hosts 2 big stone barns (one of which is used as garage), sheds and BBQ area 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. 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.

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.

FEATURES

REDUCED!!!

- Close proximity to town
- Well-developed village
- Quiet and peaceful location
- South facing
- Brick
- Well-maintained
- Partly renovated
- PVC windows
- Central heating
- Furnished
- Large plot
- Fertile soil
- Water well
- BBQ
- Parking within the premises
- Asphalt road
- Easy year round access

REF: 5194/023

Euro 67,000

Euro 54,950



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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.