



## Four-bedroom home in Obedinenie

Obedinenie village is located at the heart of the Danubian plain, 36 km north from the Old Bulgarian capital Veliko Tarnovo and the ever so beautiful Danubian town of Svishtov. The ancient town of Nicopolis ad Istrum is also in the vicinity of the village.

The house is in good condition with solid foundations and needs some renovation to reveal its full potential. Arranged over 2 floors, it comes with a total living area of 107 sqm. The first floor features a kitchen with dining room, corridor, living room, 2 bedrooms, bathroom and basement. External stairs lead to the second floor, where you find a balcony, corridor, 2 bedrooms and a pantry. Typical for such homes, this one features wooden ceilings, wooden flooring and joinery.

The garden to this property is 2000 sqm. The water-well onsite combined with the fertile land create great conditions for gardening, fruit and vegetable growing. The plot hosts a barn, shelters, sheds and a garage. The property is supplied with water, electricity and is accessible throughout the year.

The village of Obedinenie is well-developed and offers all local amenities such as grocery shops, public parks, cafes and regular bus transport to towns and villages nearby. The river running nearby offers excellent conditions for fishing, camping, hiking and other outdoor activities. The village has a great potential of becoming a tourist village due to the hydrophatic mineral water wells in the village, which attract many visitors to the area.

REF: 5195/022

~~Euro 9,000~~

**Euro 7,000**

## FEATURES

- **REDUCED!!!**
- Convenient location
- Developed village
- Near river
- Mineral wells
- In good condition
- Needs renovation
- Solid foundations
- Wooden ceilings
- Wooden flooring
- Water-well
- Fertile land
- Garage
- Stone barn
- Asphalt road
- Year round access

