



75sqm



stone barn



2 bedrooms



1280sqm



1 bathroom



off road

## A rural house at a bargain price in a village with mineral springs

The house is situated at the outskirts of Obedinenie village. The settlement is located in 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 Nikopolis ad Istrum is also close to the village.

The house we present to you is brick and with solid foundations but it needs some renovation works. It is arranged on one floor with total living area of 75 sqm. The floor comprises of a summer kitchen, a bathroom, a corridor, 2 bedrooms and a closet. There is a stone basement under the main floor. The flooring and ceiling are wooden which is a characteristic feature of Bulgarian rural houses. The windows are also wooden.

The adjacent garden is 1280 sqm; it hosts a water well, which combined with the fertile soil provides excellent conditions for growing your own tasty vegetables. There is also a big stone barn which is suitable to be transformed into additional accommodation or an outdoor area for summer entertaining with BBQ. The property is supplied with water and electricity and is easily accessible throughout the year. A farming land of 1200 sqm can be available as well.

The village of Obedinenie is well-developed and offers many amenities such as grocery shops, public parks, cafes and regular bus transport to towns and villages nearby. The river running nearby provides excellent conditions for fishing, camping, hiking and other outdoor activities. The village has a great potential of becoming a highly sought after village due to its mineral springs with healing powers, which attract many visitors to the area.

**REF: 5195/024**

**Euro 8,800**

### FEATURES

- Excellent village location
- Well-developed village
- Close to a river
- Mineral springs
- Needs renovation
- Sound foundations
- Wooden ceilings
- Summer kitchen
- Water well
- Fertile soil
- Big stone barn
- Stone fence
- Easy year round access



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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.