



## Big rural Bulgarian house with huge garden in a village with spa and mineral water-wells

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.

The house is in good condition, with solid foundations. Situated over 2 floors and additional annex, it comes with a total living space of 150 sqm. The first floor features big basement with three rooms, convenient for tavern. Internal staircase leads to the second floor, which offers entrance, hallway, closet and 2 bedrooms. Traditionally, the doors and the window joinery are wooden. There is also big annex adjacent to the house. It consists of hallway, kitchenette, living room, bedroom and a bathroom

The garden to this property is huge 2800 sqm, with water-well with a pump, vineyard and fertile land that lends itself to gardening. The plot hosts a few storages, garage and barn. The property is supplied with water and electricity, security system, and is easily accessible throughout the year, being next to a main village road.

Obedinenie is a nice village 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 Nikopolis ad Istrum is also in the vicinity of the village.

## FEATURES

- Convenient village location
- Developed village
- Near river
- Mineral wells
- Near village centre
- In good condition
- Needs improvements
- Solid foundations
- Summer kitchen
- Security system
- Water-well with pump
- Vineyard
- Fertile land
- Garage
- Asphalt road
- Easily accessible

REF: 5195/053

Euro 31,000



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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.