



Nice house located in the large and well-developed village of Dolna Lipnitsa

The village of Dolna Lipnitsa has a very good infrastructure. It is located 15 km southwest of the town Polski Trambesh, renowned for its mineral baths and 40 km north-west of Veliko Tarnovo. The area has a lot of opportunities for outdoor recreational activities such as fishing, hunting and hiking.

The house we are offering has a living area of 100 sqm., distributed between 2 floors. On the first floor, you will find a kitchen, a dining room, a living room and a basement. There is also a summer kitchen and a bathroom. On the second floor, there are 2 bedrooms, a hallway, a closet and a balcony. The house is in good condition and might need just a little freshening up otherwise it is ready to move in. The property is located in close to the village centre while still being in a private and quiet area.

The yard is 1550 sqm. with fertile soil great for gardening. An advantage of the property is the solid stone fence. The property also has a large garage, a stone barn and a water well. This house can easily become your beautiful and cosy home surrounded by pure nature, fresh air and a relaxed atmosphere.

The village has a grocery shop, café, restaurant, church, petrol station, medical centre and dentist, kindergarten, school, post office and a beautiful old church. There is a regular bus service to neighbouring villages. Do not miss out the opportunity to buy this splendid house and spend many wonderful moments in Bulgaria.

REF: 5226/033

Euro 21,800

Euro 16,000

FEATURES

- **REDUCED!!!**
- Beautiful nature
- Fresh air
- Silence and peace
- Well-developed village
- Near centre
- Basement
- Furnished
- Garage
- Water well
- Fertile soil
- Stone wall
- Stone barn
- Easy year-round access



Yantra Homes Ltd, 7 Slaveikov Square Veliko Tarnovo 5000

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.