



Cosy countryside house located in a large and well-developed village

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

We present to you a 2-story brick house with massive stone foundations, with total living area of 100 sqm. The first floor offers kitchen with dining room, bedroom, bathroom, storage and basement. An outside staircase leads to the second floor where you will find a hallway, 3 bedrooms, balcony and storage that can be converted into a second bathroom. The house is in good condition and is for sale with the furnishes.

The adjacent yard is 1300 sqm, flat and very well maintained. Some of the characteristic features of this property are its stone fence, storages, big garage and a huge stone barn which can easily be converted into a summer chill out area with a BBQ. You can spend lovely moments with your friends and family there. The garden hosts also a lot of fruit trees and water well. The property is water and electricity supplied and is easily accessible all year round. Don't miss out on the opportunity to buy this property at such an attractive price and turn it into a cosy home set within beautiful serene location with fresh air.

The village has a grocery shop, café, restaurant, church, petrol station, medical centre with a GP and dentist, kindergarden, 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: 5226/038

~~Euro 12,300~~

Euro 11,800

FEATURES

- **REDUCED!!!**
- **Beautiful nature**
- **Fresh air**
- **Quiet and peaceful**
- **Well-developed village**
- **Close to a dam**
- **In good condition**
- **Furnished**
- **BBQ option**
- **Fertile soil**
- **Water well**
- **Fruit trees**
- **Huge stone barn**
- **Big garage**
- **Stone fence**
- **Easy year round access**

