



115 sqm



outbuildings



4 bedrooms



1700 sqm



garage

House at a bargain price in the village of Dolna Lipnitsa, close to the town of Polski Trambesh

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.

This solid brick house is arranged on 2 floors with total living area of 115 sqm. The first floor includes kitchen, dining room, living room, 2 bedrooms, storage, closet, basement, room for the big fireplace oven, and storage good to be a bathroom. Second floor offers balcony with panoramic views, hallway, 2 bedrooms and a small room suitable for bathroom. It needs renovation and some improvements but at this good price the investment is definitely worth it. Once you restore it you can lead a blissful life in the beautiful Bulgarian countryside away from the hustle and bustle of the big cities.

The adjacent yard is big 1700 sqm; it hosts a water well, stone barn, lean-to shelter and big garage with warm connection to the house. The barn can be converted into a great recreational place with a seating area. Add a BBQ and you are ready for a summer season full of fun. The soil is very fertile – excellent for growing tasty home vegetables and fruit. Don't miss the opportunity to buy this property and transform it into a lovely, cosy home for you and your loved ones set amidst a beautiful, peaceful area.

The village has a grocery shop, café, restaurant, church, petrol station, medical centre with a GP and dentist, kindergarden, school, post office, town hall 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: 5226/039

Euro 11,500

FEATURES

- Beautiful nature
- Fresh air
- Quiet and peaceful
- Well-developed village
- Close to a dam
- Bargain price
- Solid construction
- Oven room
- Big garage
- Water well
- Stone barn
- Fertile soil
- 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.