



130 sqm



outbuildings



3 bedrooms



1100 sqm



balcony



1 bathroom



garage

## Furnished, ready-to-move-in house located in the 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 offer you is located on two floors with a total living area of 130 square meters. On the first floor you will find a kitchen, a living room, a bathroom, a bedroom and a closet. On the second floor there are 2 bedrooms, a corridor and a terrace. The house is in good condition, furnished and ready for living. There is heating, air conditioning, partial PVC windows and fireplaces.

The yard is 1100 square meters with fertile soil ideal for gardening. A big advantage of the property is the strong stone fence. In addition, the property has a stone barn and several sheds. The garden is well maintained, there are fruit trees, a vineyard and a water well. The property is located in a quiet and peaceful place. This house can easily become your beautiful and cosy home, surrounded by beautiful nature, fresh air and peaceful atmosphere.

The village has a grocery shop, café, restaurant, church, petrol station, medical centre 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 lovely house and spend many wonderful moments in Bulgaria.

## FEATURES

- Beautiful nature
- Fresh air
- Silence and peace
- Well-developed village
- Furnished
- Ready to move in
- Fireplace
- Central Heating
- Air conditioner
- Fertile soil
- Stone wall
- Water well
- Maintained garden
- A stone barn
- Agricultural buildings
- Asphalt road
- Easy year-round access

REF: 5226/044

Euro 39,950



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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.