



Spacious six bedroom home in Gorna Lipnitsa, near Pavlikeni

This spacious Bulgarian home is situated in the small but well-developed village of Gorna Lipnitsa, which is 12 km from the town of Pavlikeni and 37 km from Veliko Tarnovo. The village has all the necessary amenities, such as shops, a restaurant, a community centre, there is a church and a village hall, a chemist's even a museum. It is near the town of Polski Trambesh, famous for its spas and hydropathic wells.

This property is in very good condition and needs some minor renovation before moving in. Arranged over 2 floors, this house provides a total living area of 140 sqm. The first floor comes with a corridor, kitchen with diner, pantry, bathroom, 3 bedrooms and a basement. Internal stairs lead to the second floor, where you find a corridor, 3 bedrooms and a scenic balcony.

The garden to this property is 2350 sqm, flat and well-maintained, hosting vines and fruit trees. The property is enclosed by a massive stone wall and also benefits from agricultural outbuildings such as a barn, shelter and sheds. Those are in good condition and could be converted into additional living or working spaces. There is also a shelter with fireplace, which would make a lovely BBQ area. The property comes with 2 garages, 24 sqm each. The area is well-developed. The vicinity of the village offers a lot of opportunities for relaxation and recreation, such as fishing, hiking, hunting and sunbathing near the lake and the river.

FEATURES

- **REDUCED!!!**
- Beautiful setting
- Peaceful location
- Developed village
- Panoramic views
- In good condition
- Needs renovation
- Fireplace
- BBQ opportunity
- Three-phase electricity
- Maintained garden
- Fruit trees and vines
- Enclosed
- 2 garages
- Year round access

REF: 5227/015

~~Euro 15,500~~

Euro 12,600



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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.