



101sqm



stone barn



4 bedrooms



1640sqm



balcony



1 bathroom



garage

## Large house with 4 bedrooms in the picturesque village of Gorna Lipnitsa, close to Pavlikeni

This property is situated in the small but well-developed village of Gorna Lipnitsa, which is 12 km away from the town of Pavlikeni and 37 km away from Veliko Tarnovo. The village has all basic amenities, such as shops, a restaurant and a community centre. There is also a church and a village hall, a pharmacy and even a museum. It is near the town of Polski Trambesh, famous for its mineral spas with healing powers.

The house is in very good condition and needs only minor renovation works before it is ready for you to move in and start your new life in this lovely Bulgarian home. It is arranged on two floors and has total living area of 101 sqm. The first floor offers a hall, kitchen, 2 bedrooms, a bath/toilet and closet. An outside staircase leads to the second floor where you will find a hall, 2 bedrooms, a closet and small balcony; great panoramic views are revealed from it.

The adjacent yard is 1640 sqm; it is in good condition and hosts lean-to shelters, garage and a nice stone barn which can be easily converted into additional accommodation or a summer chill out area. Add a BBQ and you are ready for a season full of fun. The property is water and electricity supplied and is easily accessible throughout the year via an asphalt road.

The area is very welcoming. There is a dam near the village and also a river runs very closely - they provide excellent opportunities for recreational activities such as fishing, hunting, hiking and even sunbathing. Do not miss your chance to buy your new Bulgarian home set in a beautiful region with fresh air and picturesque nature.

REF: 5227/027

Euro 8,500

## FEATURES

- Beautiful nature
- Quiet and peaceful
- Well-developed village
- Panoramic views
- South facing
- Spacious house
- In good condition
- Needs renovation
- Stone barn
- BBQ option
- Fertile soil
- Garage
- Asphalt road
- 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.