



76 sqm



outbuildings



2 bedrooms



1240 sqm



off road

House for renovation set in a picturesque and well-developed village, near Pavlikeni

This property is situated in the small but well-developed village of Gorna Liptnitsa, 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 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 we present to you is arranged on 2 floors. It offers 76 sqm living area distributed between a big living room with kitchen area and oven on the first floor and hallway, 2 bedrooms and storage on the second. The storage is suitable for bathroom. This house is a renovation project, but the price is good.

The adjacent garden is 1240 sqm. It hosts a big stone barn and lean-to shelters. You are presented with the option to set up a barbecue area and why not a swimming pool. The property is enclosed with a massive stone fence; access to it is via big gates which allow you to park within the premises.

The area is well-developed. 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: 5227/031

~~Euro 6,600~~

Euro 4,100

FEATURES

- **REDUCED!!!**
- **Quiet and peaceful**
- **Well-developed village**
- **South facing**
- **Needs renovation**
- **New el. installation**
- **Fertile soil**
- **Parking within the premises**
- **Stone barn**
- **Barbecue option**
- **Stone fence**
- **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.