



Nice 2-storey house in a large and well-developed village 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.

We present to you a 2-storey brick house with solid foundations and total living area of 124 sqm. The first floor comprises of a hall, kitchen, dining room, living room, bath/toilet and spacious basement. An internal staircase leads to the second floor where you will find a hall, 3 bedrooms and a small balcony. One of the rooms features a traditional hearth oven. Nice views are revealed from the property. The house is in good condition and needs only minor renovation works and will be ready for you to move in and start your life in the beautiful Bulgarian country side. The property also features a small stone house facing the street which can be transformed into a shop if you want to run such business.

The adjacent yard is 1400 sqm it is in good condition and hosts outbuildings which can be converted into a great summer chill out area with a BBQ spot where you can entertain your friends and family. The property is water and electricity supplied and is enclosed with a solid fence. The house is easily accessible throughout the year via an asphalt road.

The area is very welcoming. There is a reservoir 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: 5227/037

~~Euro 12,000~~

Euro 9,900

FEATURES

- **REDUCED !!!**
- Quiet and peaceful
- Well-developed village
- Nice views
- South facing
- Solid brick house
- Traditional hearth oven
- Basement
- Old stone house
- Outbuildings
- Fertile soil
- Solid wall
- Business opportunity
- Asphalt road
- 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.