



90 sqm



outbuildings



3 bedrooms



2507 sqm



balcony



2 bathrooms



off road

Lovely renovated house with a big garden in the charming Gorna Lipnitsa village near Pavlikeni

This lovely house is situated in the small but well-developed village of Gorna Liptnitsa, 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, post office, community centre, there is a church and a village hall, a chemist's and even a museum. It is also 20 km from the town of Polski Trambesh, famous for its spas and hydropathic wells.

The property has been completely updated by the current owners. The house has a total living area of 90 sqm., distributed between a living room, a new fully fitted kitchen with modern appliances, a hallway, 3 bedrooms, one of which is currently used as a dining room and 2 bathrooms. The house has insulation, UPVC, a fireplace, a basement and is ready to move in. The property itself is located on a quiet street, close to the centre of the village.

The garden of the property is 2500 sq m. It is enclosed with a stone wall making it very private and internally fenced to provide security for pets. There are two sets of double gates which provide access from separate streets, both front and rear. The owners have built a number of wooden outbuildings to provide additional storage, plus a bar and a separate hobby room; all outbuildings are supplied with mains electricity. There is a large paved patio which is ideal to site an above ground swimming pool. Within the grounds, are the ruins of an old property which could also be renovated to make a very nice BBQ and summer kitchen.

REF: 5227/045

Euro 59,000

FEATURES

- Beautiful setting
- Peaceful location
- Developed village
- Fully fitted kitchen with appliances
- Insulation
- UPVC
- Internal stairs
- Fireplace
- Basement
- Balcony
- Partly furnished
- Ready to move in
- Luxury property
- Traditional style
- Wooden outbuildings
- 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.