



Nice house with a large, well-kept yard, in the picturesque village of Gorna Lipnitsa, near Pavlikeni

This spacious house is located in the small but well-developed village of Gorna Lipnitsa. It is only 12 km away from the town of Pavlikeni and 37 km. from Veliko Tarnovo. The village has all the necessary amenities such as shops, restaurant, community center, church, town hall, museum and even a pharmacy. It is also close to the town of Polski Trumbesh, which is famous for its healing mineral baths.

The house is in good condition and only needs a light refresh. It is located on 2 floors and offers a total living area of 100 square meters. On the first floor there is a corridor, a living room, a dining room, a kitchen, a bathroom and a closet. An external staircase leads to the second floor, where there is a corridor, 2 bedrooms and a closet, suitable for building a bathroom on the floor. There is also a large attic suitable for storage. There is a designated area in front of the house where you can drink your morning coffee and relax while enjoying the peace and quiet that surrounds you.

The yard to the property is very large with a size of 2000 square meters. The property benefits from the massive stone fence as well as the stone outbuildings such as the barn and shed which are in very good condition and ideal for conversion into a BBQ with recreation areas or workshop. Access to the property is through large metal gates, behind which you can park. The yard is very well maintained, there is a vineyard and a well.

The region is very well developed. The surroundings of the village are suitable for walking, hunting and fishing, as there is a small river and a dam nearby, which is also suitable for a beach in the summer. Do not miss the opportunity to buy this beautiful and cozy home, surrounded by picturesque nature, fresh air and a peaceful atmosphere.

REF: 5227/047

Euro 35,700

FEATURES

- Beautiful nature
- Silence and peace
- Well-developed village
- In good condition
- Attic
- A well
- Maintained garden
- Vineyard
- Massive stone barn
- Stone fence
- Parking yard
- Easy year-round access

