



88sqm



outbuildings



4 bedrooms



1208sqm



1 bathroom



off road

## House for sale in the village of Butovo, just 10 min away from Pavlikeni

Butovo is situated in the Danubian Plain and is 11 km north-west of Pavlikeni. The village has a well-developed infrastructure and all basic amenities such as grocery shops, a restaurant, a post office, a petrol station, a community centre, a church and a kindergarden. Butovo has regular bus and train links to the neighbouring towns and other parts of the country.

We present to you a brick house in good condition with sound foundations and walls; it only needs minor renovation works and will be ready for you to move in. The house is arranged on two floors with total living area of 88 sqm. The first floor features a hall, 1 bedroom and basement. An outside staircase leads to the second floor where you will find a hall, 2 bedrooms and a closet. There is an annex next to the house which comprises of a dining room, bedroom, closet and a bath/toilet.

The adjacent garden is 1208 sqm, level and well-kept. It hosts several farm outbuildings in good condition. They can be easily converted in a workshop, summer chill out area or anything that will suit your particular needs. The garden also hosts a shop, facing the street. Access to the property is via large gates which allow you to park within the premises where you will find a sheltered parking.

The area around Butovo is beautiful, peaceful and quiet, with great possibilities for eco-tourism, hiking, picnicking and other outdoor activities – ideal place for a fully relaxing holiday. Interesting fact – million years ago, there has been an active volcano at the site called "Chatala", near the village. Now there are mineral water-wells with hydropathic qualities.

REF: 5232/010

**Euro 11,500**

**Euro 10,000**

### FEATURES

- Close to town
- Large and well-developed village
- Quiet and peaceful
- South facing
- Sound foundations and walls
- Needs renovation
- Water well
- Shop
- Sheltered parking
- Farm outbuildings
- Workshop option
- 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.