



102 sqm



storages



4 bedrooms



1600 sqm



off road

## House at a bargain price 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 kindergarten. Butovo has regular bus and train links to the neighbouring towns and other parts of the country.

We present to you a 2-storey brick house with total living area of 102 sqm. The first floor features a hall, a living room, a bedroom and a basement. An outside staircase leads to the second floor where you will find a hall and 3 bedrooms, one of is smaller and can be converted into a bath. The house has solid construction but needs some renovation works before you move in and start your new life in the beautiful Bulgarian countryside.

The adjacent yard is 1600 sqm, level and in good condition. It hosts a water well, a workshop and some outbuildings. The house is easily accessible throughout the year via an asphalt road. It is also 5 min away from a train station.

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 hydroopathic qualities.

**REF: 5232/012**

**Euro 6,700**

### FEATURES

- Close to town
- Big and well-developed village
- Quiet and peaceful location
- South facing
- Solid foundations
- Needs renovation
- Workshop
- BBQ option
- Parking within the premises
- Water well
- Asphalt road
- Easy year round access



Yantra Homes Ltd, 7 Slaveikov Square Veliko Tarnovo 5000

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.