



70sqm



shop



3 bedrooms



2000sqm



off road

## Cheap village home in Mihaltsi, 8 km from Pavlikeni

Mihaltsi is one of the largest villages in the Veliko Tarnovo region, well developed and offers all necessary amenities. The village has a church, town hall, shops, primary school and community center. The village is located near the main road Sofia-Varna and only 30 minutes from Veliko Tarnovo.

This home needs renovation, but given its price and location, your investment is worthwhile. Arranged over 2 floors, it provides a total living area of 70 sqm. The first floor features a shop, storage and a room. External stairs lead to the second floor, where you find a corridor and 3 bedrooms.

The property comes with a garden of 2000 sqm. It has fertile land and fruit trees and you can start growing your own fruit and vegetables. The property has a water-well, which provides a free watering source. Additionally, the garden hosts a large barn with shelter, which could be easily converted into a workshop. The property has water and electricity supply.

The village is close to the Negovanska walking trail and the Emenska Cave, which reveals terrific views to the canyon of the Negovanka River. The vicinity offers many opportunities for walking, hiking, fishing, camping and day-trips among nature.

**REF: 5248/029**

**Euro 12,500**



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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.

## FEATURES

- Proximity to town
- Near waterfall & walking trail
- Developed village
- Near village centre
- Shop
- Needs renovation
- Bargain price
- Large garden
- Fertile land
- Fruit trees
- Water-well
- Asphalt road
- Year round access