



75sqm



stone barn



3 bedrooms



1330sqm



off road

Two storey brick house in the village of Mihaltsi, just half an hour from Veliko Tarnovo

The village is located in a traditional wine-growing area, just 8 km from the market town of Pavlikeni where there are all the amenities including a church, town hall, shops, school, community center, regular bus services and easy access to major roads throughout the year. The close proximity of the village to the main road from Sofia to Varna makes it a very convenient location it is also just 30 minutes from Veliko Tarnovo.

The house is solid, brick and with stone foundations. It is located on 2 floors with a living area of 75 square meters. The first floor includes a kitchen with an oven and a spacious stone cellar, ideal for a tavern. An external staircase leads to the second floor, where there is a corridor and 3 bedrooms, one of which is smaller and could be converted into a bathroom. There is an internal staircase leading to the attic, which is suitable for conversion into additional living space. The house is for renovation, after which it will become a wonderful family home.

The garden is 1330 sq m, flat and with fertile soil, so you can garden and grow your own delicious vegetables and fruits. In the yard there is a large stone barn with a shed, suitable for a workshop or for keeping animals. The property is surrounded by a massive stone wall, access is through wooden gates, behind which there is a parking space.

The village is located on the Negovanca Eco trail, which was the first Eco trail in Bulgaria. It is part of the Ecozone "Middle Yantra" and is used to practice extreme sports and by walkers. There are many picnic areas and it is also a popular place for fishing and hunting.

REF: 5248/053

Euro 8,500

FEATURES

- Close proximity to town
- Well-developed village
- Beautiful nature
- Sturdy brick house
- Stone foundations
- Fireplace
- Fertile soil
- Stone Wall surround
- Water well
- Large stone barn
- Parking in the yard
- 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.