



140 sqm



outbuildings



4 bedrooms



1220 sqm



2 bathrooms



garage

## Renovated ready to move in house in Stambolovo village, 3 km from Pavlikeni

The village of Stambolovo is 32 km from Veliko Tarnovo and 3 km from Pavlikeni. It is situated in the beautiful valley of the Rositsa River, which offers a number of opportunities for outings and outdoor activities.

This spacious property offers a total living area of 140 sqm distributed between 2 floors. In the main part of the house, you will find a covered porch, a hallway, 3 bedrooms, a bathroom and a store room. The extension of the house offers a covered porch, a kitchen a living room, a utility room, a wet room, a bedroom/dining room, a basement and a garage with an inspection pit. The property comes completely renovated and partly furnished. It has new plumbing and electrical system, UPVC windows and new appliances including a cooker, fridge/freezer and a washing machine.

The garden is 1220 sqm, enclosed and easily manageable. It has some barns and sheds as well as a water well. There are also grape vines and mature trees. The property has a very nice location, it is close to a park and within walking distance to the village shops.

Besides shops, the village of Stambolovo has a train station, cafes, a kindergarden, a school, a church, a community centre and regular bus transport. It is situated 15 km from Alexander Stamboliyski reservoir, which has great spots for relaxation and fishing. The nearby town of Pavlikeni (just 3 km away) offers a modern spa centre, where you can enjoy a variety of spa and wellness procedures.

**REF: 5249/029**

**Euro 34,995**

### FEATURES

- Close to town
- Near large reservoir
- Close to park
- Near amenities
- Beautiful setting
- Fully renovated
- Partly furnished
- Ready to move in
- New electrics and plumbing
- UPVC
- Security
- Fireplace
- Basement
- Summer kitchen
- Water-well
- Garage
- Asphalt road
- Year round access

