



103 sqm



workshop



2 bedrooms



539 sqm



1 bathroom



garage

## House with a large summer kitchen and a garage in the town of Gabrovo

Gabrovo is a large and well-developed town with rich culture and history. Known as the Bulgarian capital of humour and satire, the town is nestled at the foot of the Balkans, only 45 km from Veliko Tarnovo. The property is set on a quiet street, close to the centre of the town. It is the ideal place for your new family home - you can savour the peacefulness of the area, yet you will never miss on the fun being in the busy town centre.

We present to you a nice 1-storey house and a large summer kitchen. Their total floor area is 103 sqm. The house comprises of an entrance hall, hall, small kitchen, living room and 2 bedrooms, as well a basement under the main floor. The summer kitchen offers an entrance hall, hall, kitchen-diner, bath, toilet, utility room and storage room. The property is in good condition and features central heating; it needs some minor repair works before you can move in and start your new life in Bulgaria.

The adjacent garden is 539 sqm, hosting a large garage (28 sqm) with a mechanic's pit, workshop (17 sqm) and a BBQ. You can also set up a nice seating area where you can have your first coffee for the day, relax and unwind in the evening or invite friends over for a nice alfresco dinner. The property also has a good business potential – you can open your very own automobile repair shop. The plot of land is also bordering a river.

Gabrovo has many historical and cultural sites and boast with being the Bulgarian capital of humour. It is close to the ski-track of Uzana and the Etar Architectural-Ethnographic Complex, an open-air museum visited by thousands of tourists each year. With all amenities at hand, Gabrovo is an ideal place for you to buy your new home.

**REF: 5300/017**

**Euro 42,500**

## FEATURES

- Well-developed town
- Close to the resort of Uzana
- In a quiet neighbourhood
- Close to a river
- In good condition
- Central heating
- Basement
- Garden
- Large summer kitchen
- BBQ
- Garage with a mechanic's pit
- Workshop
- Suitable for business investment
- Close to a school and kindergarten
- Close to all amenities
- Asphalt road
- Easy year round access

