



## Furnished 3-storey house with great views located in a beautiful village just 4 km away from Gabrovo

We present to you a house for sale located in the village of Boriki, just 5 km away from Gabrovo and 17 km away from Tryavna. The village is situated in a picturesque hilly area. Boriki is suitable for a year-round residence due to its close proximity to Gabrovo. This quiet and tranquil village is the ideal place for you to take some rest away from the busy and hectic city lifestyle. The vicinities are great for hiking and family outings. There are also the places where you can go fishing and hunting.

The house is built over 3 floors and offers 250 sqm living area. The first floor comprises of a hall, mehana with a fireplace, kitchen, storage room, bath, toilet, boiler room, log storage, utility room, basement and garage (15 sqm). The second floor offers a hall, living room with a fireplace, kitchen and a toilet. On the third floor you will find a hall, 3 bedrooms, a bath and a balcony. The house was built in 1990 and is in very good condition; it only needs some repairs. It comes furnished and ready to move in and features UPVC windows, 5 ACs and central heating and the mehana has some nice exposed wooden elements. There is a veranda with a seating area in front of the house, offering great panoramic views towards the Balkan Mountains. The views are great from any point of the property – you will also see as far as Buzludzha Peak and the so-called UFO monument built there.

The house comes with a garden of 840 sqm, hosting brick outbuilding suitable to be converted into additional living area or a guest house. Here you will also find a pool and a summer kitchen with BBQ and an adjacent bath and room for rest. The property is easily accessible throughout the year because it is located on an asphalt road. Access to the yard is via big gates.

The excellent location of the property makes the house the ideal place for both family vacations and year round residence during all seasons. Or you can run a small family business like rural ecotourism because of the great number of tourists visiting the area – the village is close to the Architectural Historical Reserve Bozhentsi.

REF: 5335/005

~~Euro 100,000~~

**Euro 66,500**

### FEATURES

- **REDUCED !!!**
- Just 5 km away from Gabrovo
- Close to the resort village of Bozhentsi
- Beautiful nature
- Quiet and peaceful
- Fresh mountain air
- Lovely panoramic views
- Newly-built
- Brick
- UPVC windows
- Central heating
- Furnished
- Ready to move in
- 2 fireplaces
- 5 ACs
- Summer kitchen with a BBQ
- Pool
- Barn
- Outbuildings
- Garage
- Solid stone fence
- Access to main roads
- Easy 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.