



Three storey house in need of finishing in the mountain village Lesicharka

Lesicharka Village is 14 km from Gabrovo and only 9 from Dryanovo. It is a popular location due to its close proximity to all amenities and is very popular with tourists as it is located very close to the architectural and historical reserve of Bozhentsi village. In the village there are many houses that have been restored in the traditional style as an attraction for rural tourists. There is also a very nice restaurant and nearby in the village of Kostenkovtsi there is horse riding available.

This charming house has lovely panoramic views. The house itself has a living area of 114 sqm. The first floor is open plan with a fireplace where it would be possible to create a traditional style Bulgarian tavern, on this floor there is also a bathroom. An external staircase leads to the second floor where there are entrance hall, kitchen, living room, bedroom and balcony. An internal staircase leads to the third floor – a loft that could be converted into 2-3 additional rooms.

The renovation of the house has been started, but there is still finishing to do. The materials for the wooden fence already exist and are included as well as materials for a stone barbecue. There are also kitchen cabinets ready for use. The property has a garden of 860 sqm, ideal for relaxation among the beautiful scenery, peace and quiet.

Lesicharka Village offers great conditions for recreation and attractive routes for hiking, walking, riding and other activities. This property could be used as a holiday home or could be rented out to the many tourists that visit this area each year. Now is a great time to buy property in this wonderful village and at a very reasonable price.

REF: 5343/003

~~Euro 20,000~~

Euro 15,500

FEATURES

- **REDUCED!!!**
- **Close to major town**
- **Tourist area**
- **Panoramic views**
- **Fireplace**
- **Basement is suitable for a tavern**
- **Possible to create additional rooms**
- **Materials for BBQ**
- **Loft for storage**
- **On good asphalt road**
- **Easy year round access**

