



212 sqm



4 bedrooms



860 sqm



BBQ



balcony



2 bathrooms



garage

## Beautiful 2-storey house in the town of Plachkovtsi, located on the outskirts of the Balkan Mountains

This property is located in the town of Plachkovtsi. The town is situated at the foothills of the Tryavna Balkans Range. The rivers of Stoevska, Radevska and Neykovska run through the town and flow into the Trevneska River. This peaceful place has well-developed infrastructure, good transport links, a variety of shops, banks, restaurants and cafes. Plachkovtsi also offers a community centre, a primary school and a kindergarten. The train and bus stations here provide regular buses to Tryavna, Gabrovo, Ruse and other parts of the country.

We are offering you a lovely newly build 2-storey house with a total living area of 212 sqm in the very heart of the mountain. On the first floor, you will find an open space living room, a kitchen with a dining area, a fireplace, a bathroom and a wet room. Internal stairs lead to the second floor where we have 4 bedrooms, a corridor, a bathroom, a rest room and a terrace. As you can see from the photos, the rooms of the house are quite spacious, as are the bathrooms and living areas. The house has UPVC windows, insulation, security, central heating; it is furnished and completely ready to move in.

The property has a garden of 860 sqm with a summer kitchen with a BBQ and garage. There are even swings for your little ones. The pristine nature of the Tryavna Balkans will make you forget the hustle and bustle of city life and enjoy a full relaxation. The house also offers an amazing business opportunity since it is already certified as a guest house.

The town offers excellent opportunities for recreation. The place attracts a number of tourists with its beautiful setting. The city is located within the Balgarka Natural Park. There are many interesting cultural and historical sites that can be visited here and in the nearby towns of Tryavna and Dryanovo. The setting offers amazing views and great hiking trails.

REF: 5360/023

~~-Euro 200,000~~

**Euro 178,500**

## FEATURES

- **REDUCED!!!**
- Well-developed town
- Beautiful nature
- Quiet and peaceful
- Fresh mountain air
- Furnished
- Ready to move in
- UPVC windows
- Insulation
- Central heating
- Fireplace
- Security
- Summer kitchen
- Garage
- Business opportunity
- Luxury property
- Traditional style
- Regular public transport
- Asphalt road
- 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.