



173sqm



outbuildings



7 bedrooms



1000sqm



balcony



off road

## Massive two-floor house w/ panoramic views in Gostilitsa, near Gabrovo

The village of Gostilitsa is situated in the picturesque valley of the Yantra, 36 km from Veliko Tarnovo and 15 km from Gabrovo. The location offers a variety of cultural and historical sites, one of which are the ruins of a Roman fort, just 2 km south of the village. The area also offers excellent conditions for hunting, fishing and hiking.

This house is massive, with solid stone foundations and only needs some minor renovation. Situated over 2 floors, it has a total living area of 173 sqm. The first floor has a corridor, a kitchen with fireplace, a living room, 2 bedrooms (one of which also has a fireplace) and a pantry, suitable for conversion into a bathroom. Internal staircase leads to the second floor, which features a corridor, 5 bedrooms and a balcony with panoramic views.

The garden to this traditional property is 1000 sqm! It hosts a large stone barn, easily convertible into any additional living space you need – guest rooms, workshops, recreation areas, etc. There is a large summer kitchen with a traditional fireplace. The property is enclosed by a massive stone wall.

Do not miss the opportunity to buy this spacious property now. Treat yourself to a home among the terrific nature of the Dryanovo Balkans, where you can enjoy your holiday in peace and quiet.

**REF: 5390/011**

**Euro 14,500**

**Euro 12,500**

## FEATURES

- **REDUCED !!!**
- Beautiful village location
- Immediate proximity to town
- Panoramic views
- Massive house
- Solid stone foundations
- Needs renovation
- Wooden ceilings
- Wooden flooring
- 2 fireplaces
- Summer kitchen with fireplace
- Large barn
- Onsite parking
- Asphalt road
- Easily accessible



Yantra Homes Ltd, 7 Slaveikov Square Veliko Tarnovo 5000

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.