



Nice 2-storey house with a large garden in the village of Gostilitsa, just 15 km away from Gabrovo

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

We present to you a nice house in good condition and with sound foundations. It is arranged on two floors with total living area of 130 sqm. The first floor offers 2 halls, a summer kitchen, 2 bedrooms, a bath/toilet and a basement featuring traditional hearth oven. An internal staircase leads to the second floor where you will find a hall, living room, 2 bedrooms and a small balcony with nice views. This is a great house that needs some minor renovation works and will make a lovely new home for you and your family in such a charming Bulgarian countryside village.

The garden is large – 2800 sqm. It hosts 2 barns which you can convert into summer recreation areas with BBQ where you can have dinners with friends and family. After all there's nothing like dining alfresco under the starry night. The garden offers enough space both for vegetable patches (you also have a water well) and for a lavish green part with beautiful flowers and a nice gazebo. The property is water and electricity supplied and is located next to an asphalt road so it is easily accessible throughout the year.

This is a great opportunity to purchase a Bulgarian real estate, in a magnificent location with picturesque nature, crisp mountain air and peace and serenity you haven't experienced before. Treat yourself to a home set in the terrific Dryanovo Balkan!

REF: 5390/037

Euro 29,950

Euro 27,500

FEATURES

- **REDUCED!!**
- Beautiful village location
- Close proximity to town
- Quiet and peaceful location
- Close to a reservoir
- Nice views
- In good condition
- Basement
- Traditional hearth oven
- Summer kitchen
- 2 barns
- Water well
- Fertile soil
- Parking within the premises
- 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.