



86 sqm



basement



3 bedrooms



300 sqm



2 balconies



2 bathroom



off road

## 2 house floors for sale in Sevlievo

Sevlievo is a large town in North Central Bulgaria; it is located at the crossroads between the towns of Pleven, Veliko Tarnovo and Gabrovo. The municipality of Sevlievo is among the most developed in Bulgaria, the combination of this and its location close to the geographic centre of Bulgaria means that it has attracted many international businesses to locate their distribution and manufacturing there.

We present to you the first 2 floors of a 3-storey brick house, located in a quiet and peaceful neighbourhood of the town. Their total living area is 86 sqm. On the first floor you will find a hall, kitchen, living room, bedroom, bath, toilet, balcony and a boiler room. The second floor comprises of a hall, living room with a kitchenette, 2 bedrooms, a bath and a balcony. Both house floors have been renovated and feature insulation, UPVC windows and gas central heating.

Sevlievo also provides excellent opportunities for tourism and leisure. It attracts tourists all year round with attractions such as the medieval city Hotalich; the Hadzhistoyan School Historical Museum – one of the top ten schools built in Bulgaria before the Liberation; the Dandolov ethnographic complex houses a museum of Sevlievo ethnographic heritage. Just 3 km to the west is the very large Alexander Stamboliyski Reservoir which with its length of 18 km provides opportunities for sailing, rowing and water sports and fishing.

Sevlievo also hosts an annual international sporting event. The Sevlievo Motocross track has been a regular fixture in the World Motocross Championship since 2006. It has won a whole host of awards over the last few years, including 'Best Organised Event' and attracts followers from all over Europe.

REF: 5400/009

~~Euro 61,000~~

**Euro 48,998**

## FEATURES

- **REDUCED !!!**
- Well-developed town
- Close to a large reservoir
- Quiet neighbourhood
- Brick
- Renovated
- Insulated
- UPVC windows
- Gas central heating
- Basement
- Asphalt road
- Easy year round access

