



91sqm



outbuildings



2 bedrooms



1298sqm



balcony



off road

Rural property needing renovation in Lovnidol, near Sevlievo

Lovnidol is set in a beautiful location at the foothills of the Balkans, near the towns of Sevlievo (14 km away) and Gabrovo (20 km away). The village is well-developed with amenities – grocery shops, church, restaurant etc. It has good mobile network coverage, satellite television, Internet connection, and regular bus transport to the neighbouring towns. There is also a fishing dam 5 km from the village.

This 2-storey property comes with a total living area of 91 sqm. The first floor features 2 storage rooms, suitable for conversion into additional living space. External stairs lead to the second floor, where you find a balcony, spacious living room with a traditional fireplace and 2 bedrooms. This potential family home or holiday villa needs renovation and some improvements.

The garden to this real estate is 1298 sqm, flat, rectangular and well-maintained. It hosts a water-well, a stone barn and a large 2-level shed, which is adjacent to the house, so it could easily be internally connected to the building and altered into additional living space. The fertile land of the garden lends itself to gardening and you could grow your own fruit and vegetables. The property is enclosed by stone wall and wire fence and is accessed via large metal gates, allowing you to park your car onsite. It is supplied with water and electricity and is next to an asphalt road, making it easily accessible throughout the year.

The village of Lovnidol is a popular tourist location. The town of Dryanovo, which is just 25 km from the village, offers a number of natural, cultural and historical sites – Archangel Michael Monastery; Bacho Kiro Cavern, etc. The vicinity also has a few fishing dams, offering great opportunities for fishing, recreation and relaxation.

REF: 5423/001

~~Euro 17,000~~

Euro 11,500

FEATURES

- **REDUCED !!!**
- Near town
- Well-developed village
- Popular location
- Beautiful setting
- Near fishing dam
- Panoramic views
- Needs renovation
- Wooden ceilings
- Fireplace
- Large 2-level shed
- Stone barn
- Fertile land
- Parking space
- Asphalt road



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.