



120 sqm



barn



2 bedrooms



1900 sqm



1 bathroom



garage

## 2-storey house with panoramic views in the village of Lovnidol, just 14 km away from 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 many amenities – grocery shops, church, restaurant etc. It has good mobile network coverage, digital TV, Internet connection, and regular bus transport to the neighbouring towns. There is also a fishing dam 5 km away from the village.

We present to you a spacious 2-storey house with total living area of 120 sqm. The first floor features a hall, kitchen, living room, bedroom, bath and a laundry room. An internal staircase leads to the upper floor where you will find a bedroom and two storage rooms. The house is in very good condition, with UPVC windows and central heating; the second floor needs some finishing works.

The garden to this property is 1900 sqm; it is very well-kept. The fertile soil and the big garden are an excellent combination for agricultural activities; you can grow your own home vegetables and fruits and then make some nice preserves and pickles. The garden also hosts a large barn with lean-to shelter and a garage. The barn could be converted into a lovely summer recreational area. Add a BBQ and you can welcome friends and family there and cook them a nice dinner. Great panoramic views are revealed from the property. It is easily accessible throughout the year.

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

REF: 5423/011

Euro 19,000

Euro 16,000

### FEATURES

- **REDUCED!!!**
- Close to town
- Well-developed village
- Attractive tourist area
- Beautiful nature
- Close to town
- Panoramic views
- South facing
- In very good condition
- Ready to move in
- UPVC windows
- Tiled floorings
- Central heating
- Water well
- Well-kept garden
- Fertile soil
- Garage
- Asphalt road
- Easy year round access



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.