



110 sqm



4 barns



4 bedrooms



3000 sqm



1 bathroom



off road

## House for major renovation 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 store, general store, post office, 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 reservoir 5 km away from the village.

We present to you a 2-storey house with total living area of 110 sqm. The first floor features a hall, room, bath and large basement. An internal staircase leads to the second floor where you will find a hall, kitchen, living room and 4 bedrooms. The house needs major renovation works – after their completion it will blossom into a lovely holiday villa or family for you and your loved ones.

The adjacent garden is 3000 sqm, hosting 4 barns and 2 water wells. The barns can be converted into anything that will suit your particular needs – additional living area, workshop, studio. The soil is very fertile so you can take up a new hobby like home gardening. The garden is enclosed with a stone fence; you can park your car within the premises. The property is water and electricity supplied and is easily accessible throughout the year via an asphalt road.

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 reservoirs, offering great opportunities for fishing, recreation and relaxation.

REF: 5423/015

~~Euro 18,000~~

**Euro 13,000**

### FEATURES

- **REDUCED !!!**
- Close to town
- Well-developed town
- Attractive tourist area
- Beautiful nature
- Close to a reservoir
- Panoramic views
- For renovation
- 4 barns
- 2 water wells
- Fertile soil
- Large garden
- 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.