



70 sqm



barn



2 bedrooms



1420 sqm



1 balcony



off road

## Nice 2-storey house 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 nice 2-storey house with total living area of 70 sqm. The first floor comprises of an entrance hall, kitchen, dining room and basement. An internal staircase leads to the second floor where you will find a hall, living room, 2 bedrooms and a balcony. The house needs some renovation works and improvements – after their completion it will blossom into a lovely holiday villa or family home for you and your loved ones. At this price the investment is definitely worth it.

The adjacent garden is 1420 sqm. The fertile soil and the water well create excellent conditions for taking up a new hobby like home gardening. The garden also hosts a shed and a barn (60 sqm) which can be converted into a summer recreational area with a BBQ. The property is water and electricity supplied, enclosed with a fence and easily accessible all year round 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: 5423/024

Euro 8,700

### FEATURES

- Close to town
- Well-developed village
- Attractive tourist area
- Beautiful nature
- Close to a reservoir
- Needs renovation
- Traditional hearth oven
- Basement
- Water well
- Barn
- Shed
- Fertile soil
- 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.