



74 sqm



café



3 bedrooms



780 sqm



2 bathrooms



off road

Renovated house with a café in the village of Dobromirka, 32 km west of Veliko Tarnovo

We present to you a lovely house, located in the village of Dobromirka. The village is quiet and peaceful and has all the necessary amenities. The natural beauty of the vicinity is very welcoming for many people. The house is suitable both for a year round residence and for a holiday villa.

We present to you a 2-story house with total living area of 74 sqm. It has been renovated and features UPVC windows, central heating, new wiring and plumbing; the floorings are tile and laminate. The first floor features an entrance hall, living room with a kitchen area and a roomy new bath. An internal staircase leads to the second floor where you will find 3 bedrooms and a new bath.

Next to the house is a small café (30 sqm) which is sold with the house and comes completely furnished. It features a bar, kitchen area and a customers' washroom. The café can be transformed into a shop if you are looking for a different type of business. The adjacent garden is 780 sqm. It hosts a water well, stone barn and cattle sheds. The house is easily accessible all year round via an asphalt road. This lovely property combines excellent living conditions with a lucrative business opportunity. Do not miss the chance to own it!

The village is near Dobromirka and Stamboliyski dams, which are suitable for sports and recreational activities such as jet skiing, water skiing, sailing and fishing. The area is also suitable for hiking, picnicking and relaxing among the beautiful nature.

REF: 5430/020

~~Euro 24,500~~

Euro 12,000

FEATURES

- **REDUCED!!!**
- Well-developed village
- Beautiful nature
- Close to 2 dams
- East facing
- Renovated
- Ready to move in
- Central heating
- UPVC windows
- New wiring and plumbing
- Tile and laminate plumbing
- New baths
- Café
- Business opportunity
- Water well
- 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.