



## Charming house in the village of Gradishte, just 10 min away from the town of Levski

The village of Gradishte is set in the Danube Plain; it is located 15 km north-west of the town of Pavlikeni. The village is big and well-developed and has regular public transport to neighbouring towns and villages. It has asphalt roads and street lighting. The village is supplied with water and electricity and has good mobile coverage. It has a Town Hall, a community centre, shops and restaurants/cafes as well as a stadium and a football club.

We present to you a house in very good condition, with UPVC windows. The house is built over 1 floor and has total living area of 86 sqm, distributed between a hall, spacious living room with kitchen and dining area, 3 bedrooms, bath and a glazed balcony. Adjacent to the house is a lean-to shelter used as a summer recreational area. Under the main floor you will find a basement.

The adjacent garden is 900 sqm; it is level and well-kept. The garden hosts a shed and garage. The fertile soil provides excellent opportunity for growing your own tasty vegetables. The house is located by an asphalt road so it is easily accessible throughout the year.

Two rivers run close to the village – Suha Bara riverlet and Osam River. That makes the area a highly sought after place for fishing. Another favourite spot for recreation is Taraklaka Park that hosts old-growth oak trees.

**REF: 5910/002**

**Euro 9,900**

## FEATURES

- Close to town
- Large and well-developed village
- Quiet and peaceful location
- Renovated
- UPVC windows
- Summer kitchen
- Fertile soil
- Garage
- Asphalt road
- Easy year round access

