



160 sqm



storage



3 bedrooms



450 sqm



balcony



off road

## Spacious town house with shop close to the centre of Kilifarevo, 10 km from VT

Kilifarevo is a small peaceful town in Northern Bulgaria, situated 10 minutes from the old capital Veliko Tarnovo. The Kilifarevo Monastery "Rozhdestvo Bogorodichno" (Nativity of the Holy Mother), built in the 14th century, is located only 3 km south of the town. There is also water and sports complex nearby that has a swimming pool, an artificial beach and two tennis courts.

This spacious 3-storey home features a large shop on the first floor. The commercial space could be used as shops, cafe or a pub. It faces the street and it's close to the centre, so it's a great business opportunity.

The house provides a total living area of 160 sqm. The ground floor features a corridor, a kitchen and a basement. The first living floor provides a corridor, shop, 1 bedroom and terrace. An internal staircase leads to the second floor where you will find a corridor, living room and 2 bedrooms. The house comes with wooden flooring. The garden to this property is 450 sqm. The property has got a great potential and scope for development, just needs some renovation to be done.

Kilifarevo is one of the most popular and desired places for permanent, as well as seasonal living. Due to its close proximity to Veliko Tarnovo, the town has good infrastructure and regular bus transport. Kilifarevo has a beautiful natural setting, snuggled among the peace and quiet of the Balkans. Do not miss the chance to get this property now!

REF: 5050/03

~~Euro 32,000~~

**Euro 28,500**

### FEATURES

- **REDUCED!!!**
- **Near Veliko Tarnovo**
- **Developed town**
- **Close to a river**
- **Close to the centre**
- **Needs renovation**
- **Shop on the 1<sup>st</sup> floor**
- **Wooden floors**
- **Business opportunity**
- **Small garden**
- **Onsite parking**
- **Asphalt road**
- **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.