



## Luxury Estate of Properties For sale near Tryavna



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 579,604.13

#### Standort

Land:	Bulgarien
Adresse:	ПунГОВЦИ
Postleitzahl:	5360
Veröffentlicht:	05.02.2025
Beschreibung:	Luxury Estate of Properties For sale near Tryavna Bulgaria

Esales Property ID: es5554471

Property Location

Pungovtsi

Plachkovtsi

Gabrovo District

5360

Bulgaria



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## Property Details

### Luxurious Mountain Retreat near Tryavna, Bulgaria

Discover an idyllic lifestyle amidst the breathtaking beauty of the Central Stara Planina Mountains in Bulgaria. These exceptional properties, located in a small charming and friendly village, offer a rare opportunity to own a piece of paradise just a short drive from the historic town of Tryavna. Known for its well-preserved National Revival architecture, scenic landscapes, and rich cultural heritage. Tryavna provides a tranquil and enriching environment. The town boasts a peaceful atmosphere, a blend of history, art, and natural beauty, traditional tavernas, and a weekly farmers market. Furthermore, Tryavna's pristine mountain air, free from industrial pollutants, is renowned for its therapeutic benefits, particularly for children with respiratory conditions.

#### Property 1: Modern Luxury Meets Rustic Charm (€395,000)

Nestled on the edge of the village, this fully modernized home offers panoramic views and direct access to numerous hiking / mountain bike trails. Perfect for families who embrace the outdoors, the property is surrounded by nature's bounty, inviting residents to forage for mushrooms, blackberries, cherries, wild strawberries, walnuts, and wild garlic. An abundant supply of natural spring water further enhances the appeal of this unique offering.

The main house has been meticulously renovated to a high standard, featuring a newly installed, WiFi-controlled pellet burner central heating system. The open-plan kitchen/living area is equipped with all appliances and a woodburner, creating a warm and inviting space. Three double bedrooms, a study/office with a reliable internet connection, two bathrooms, and a downstairs WC provide ample living space. A terrace extends from the first floor, offering stunning views. Recently extended, a spacious 10m x 4m dining and living room, complete with a woodburner and patio doors, opens onto an outdoor dining deck and BBQ area, perfect for entertaining.

A converted barn adds further value, offering two double bedrooms with en-suite facilities and breathtaking views of the swimming pool and surrounding landscape. A gymnasium, easily convertible to a self-contained living area (plumbing and electricity installed), and a sun deck complete this exceptional space.

\* Total Living Area: 324 sq.m

\* External Features: 12.5m x 3.5m swimming pool with stone-paved terrace, yoga shala/table tennis/games room/outdoor cinema covered area, two newly constructed storage buildings, vegetable garden, tiled terrace, carport, and terraced gardens with stylish Gabion walls.

\* Total External Area: 1,453 sq.m

#### Property 2: Charming Refurbished Retreat (Price Available Upon Request)

This beautifully refurbished three-story house in the same quiet village, just 2 minutes walk from the main house, offers stunning views of the mountain countryside. Designed for comfortable living and ideal as a holiday let, the property can accommodate up to seven guests.



The ground floor features a generous bedroom with a king-sized bed, a 'French-style' single bed, a seating area, and private terrace and a modern en-suite bathroom. A ground floor WC and hand wash basin provide added convenience.

The middle floor boasts an open-plan dining/lounge area with a log burner and access to a large balcony with BBQ area and a fitted kitchen completes this level.

The top floor offers two further well-proportioned bedrooms with original parquet flooring and modern en-suite bathrooms. One bedroom includes a double bed, built-in wardrobe, and desk area, while the other features two 'French-style' beds, a built-in wardrobe, and a desk area. All light fittings and blinds are included.

\* Key Features: Three bedrooms with en-suite bathrooms, open-plan living/dining area, fitted kitchen, balconies, log burner, and modern amenities.

Combined Offer: Purchase both properties for a discounted price of €495,000. This exceptional opportunity allows you to own two unique properties in a stunning location, offering a variety of possibilities for personal enjoyment, business/rental, or a combination of both.

Contact: For further information, detailed specifications, or to arrange a viewing, Don't miss this chance to own a piece of paradise in the heart of Bulgaria's beautiful Balkan Mountains.

## ABOUT THE AREA

Tryavna is a charming town nestled in the heart of central Bulgaria, within the Gabrovo municipality. Surrounded by the lush greenery of the Balkan Mountains, Tryavna offers a tranquil escape from bustling city life. The town is characterized by its traditional Bulgarian architecture, with many houses showcasing the unique craftsmanship of the region. Tryavna's peaceful atmosphere and scenic beauty make it an ideal destination for those seeking a relaxing getaway.

Despite its small size, Tryavna holds a significant place in the history of the region. The town has preserved its cultural heritage, with local traditions and customs still playing an important role in everyday life. Visitors can explore the town's historical landmarks, including old churches and traditional houses, which provide a glimpse into Tryavna's rich past. The town's commitment to preserving its heritage makes it a fascinating destination for those interested in Bulgarian culture and history. A renowned centre for traditional crafts and architecture. Visitors can explore Tryavna's museums, art galleries, and workshops, where they can witness artisans practising traditional crafts such as woodcarving and icon painting. The surrounding Balkan Mountains offer opportunities for hiking and outdoor activities, allowing visitors to immerse themselves in the region's natural beauty.

Tryavna is also known for its proximity to other attractions in the region:

Bozhentsi – a beautiful architectural reserve village and part of UNESCO's cultural monuments – under an hour away or a 90-minute walk from Tryavna across the scenic landscape.



Velika Tarnovo – the historic former capital of Bulgaria – 1 hour's drive away.

Shipka & Buzludzha – the monument of freedom and the imposing ruins of the Communist-era monument – 1hr 15mins drive

Uzana Ski Resort – small family ski resort – 70 minutes drive

Pamporovo Ski Resort – approx. 4hr drive

Plovdiv – Ancient city with Roman era Amphitheatre hosting opera and concerts – less than 3 hrs drive away.

This is a fantastic central location in Europe to visit all Bulgaria and the surrounding countries have to offer. Greece is less than 6 hours drive away, Romania less than 3 hours.

Sofia is the main airport in Bulgaria. However, Varna, Plovdiv and Bourgas offer alternative options for flights in and out of Bulgaria.

## MAiN FEATURES:

- \* 480 m2 of living space between all dwellings
- \* 1609m2 plot between all dwellings
- \* 8 Bedrooms between all dwellings
- \* 7 Bathrooms between all dwellings
- \* Stunning Views
- \* Private Parking
- \* Communal Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Bulgaria
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Allgemein

Schlafzimmer:	8
Badezimmer:	7
Fertige m <sup>2</sup> :	480 m <sup>2</sup>

## Zimmerdetails

Innenausstattung:	Fitted kitchen
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## Versorgungsdetails



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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Heizung:

Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX6.645.630

