



## House To Renovate for Sale In Chervena Svishtov Bulgaria

### 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 29,079.54 |

### Standort

|                 |            |
|-----------------|------------|
| Land:           | Bulgarien  |
| Postleitzahl:   | 5293       |
| Veröffentlicht: | 26.05.2026 |

Beschreibung:

House To Renovate for Sale In Chervena Svishtov Bulgaria

Esales Property ID: es5555061

Sedma, №15, village of Chervena, municipality Svishtov.

This property presents a significant opportunity for a buyer looking to restore a traditional Bulgarian home within a region defined by its deep historical roots and strategic location. Situated in the Chervena area near Svishtov, the property is located in what is historically a Byzantine cultural corridor, where the legacy of ancient Roman and medieval fortifications meets the natural beauty of the Danubian Plain.

### The Property and Plot

The sale includes a substantial 1,850 sqm plot, a size that is increasingly rare to find in such a historical context. While the property currently does not have a swimming pool, the sheer scale of the land provides ample space for a large pool, sun deck, and extensive landscaping without encroaching on the existing structures. The garden is fully enclosed, offering a high degree of privacy and a secure environment for



pets or children.

The house itself is a traditional structure featuring four primary rooms, plus a unique two-level extension that adds significant vertical interest and extra floor space to the layout. To the rear, the property includes several outbuildings that could be repurposed into workshops, summer kitchens, or additional guest accommodation depending on your renovation goals.

## Utilities and Technical Condition

The residence is equipped with modern double-glazing, which provides a solid foundation for energy efficiency during the restoration process. At the time of the last purchase, a new boiler was installed; however, as the property has been vacant, the system will require a professional service to ensure it meets current safety standards.

Crucially, the property is situated within a settled area where the necessary utilities—water and electricity—are physically connected to the house. While they currently need to be formally switched back on with the local providers, the infrastructure is in place, sparing the new owner the significant expense and headache of bringing mains lines to a remote plot.

## A Geographic and Historical Crossroads

The location of the property is its most compelling asset. Positioned in the 'Chervena' region, the house serves as a vantage point for some of Bulgaria's most diverse geography:

- \* To the North: The Danube River, a vital artery of European history and a hub for fishing and boating.
- \* To the South: Clear views stretching toward the Balkan Mountains, providing a dramatic silhouette against the horizon.
- \* To the East: A direct route toward the Black Sea coast, making weekend trips to the seaside a manageable reality.

Being located in a 'Byzantine area,' the property is surrounded by the echoes of the Roman Empire and the First Bulgarian Kingdom. Svishtov itself is home to the ruins of the Roman legionary fortress, Novae, and the town played a pivotal role in the 19th-century liberation of Bulgaria.

## Why This Opportunity Exists

The property was previously listed on public auction sites like eBay but was removed to filter out non-serious inquiries and 'window shoppers.' This is a serious sale for a buyer who understands the value of Bulgarian land and the intrinsic worth of a large plot in a historically rich area. It is a 'House to Renovate' in the truest sense—a blank canvas with good bones, modern windows, and a massive garden, waiting for someone to bring it back to life as a rural retreat or a permanent family home.

## ABOUT THE AREA

Svishtov is a historic port town located in northern Bulgaria, uniquely positioned on the right bank of the



Danube River. It holds deep historical significance as the site where the Russian army crossed the river during the Russo-Turkish War of 1877–1878, leading to Bulgaria's liberation. Today, it is well-known for its academic atmosphere, being home to the 'D. A. Tsenov' Academy of Economics, one of the oldest and most prestigious higher education institutions in the country.

The town's architecture and cultural heritage are influenced by its long history as a Roman outpost known as Novae. Visitors can explore the archaeological ruins of this ancient fortress, which once served as a primary base for the Roman legions. In the modern center, the Church of the Holy Trinity stands as a masterpiece of Bulgarian National Revival architecture, designed by the famous master builder Kolyu Ficheto, reflecting the town's spiritual and artistic importance.

Economically and socially, Svishtov serves as a vital link between Bulgaria and Romania, facilitated by a ferry line to the Romanian town of Zimnicea. The 'Chervena' (Red) area—referring to the surrounding fertile Danubian plain—is celebrated for its agricultural productivity, particularly in viticulture and grain production. This proximity to the river not only drives the local economy through transport and trade but also provides scenic natural spots like the 'Pametnitsite' park for recreation and tourism.

For international travelers, the nearest major airport is Bucharest Henri Coandă International Airport (OTP) in Romania, located approximately 120 km (75 miles) away. Although it is across the border, the drive is often faster than traveling to Bulgaria's own major hubs. Within Bulgaria, the closest options are Sofia Airport (SOF) and Varna Airport (VAR), both of which are roughly 230–250 km away and require a 3-to-4-hour drive or a longer bus/train journey.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space after redevelopment
- \* 1850m<sup>2</sup> plot
- \* 3 Bedrooms after redevelopment
- \* 2 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* 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:            | 3                   |
| Badezimmer:              | 2                   |
| Fertige m <sup>2</sup> : | 200 m <sup>2</sup>  |
| Grundstücksgröße:        | 1850 m <sup>2</sup> |



## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX8.505.286

