



This lovely house is situated in a small, quiet village 20 min drive from the big administrative centre of Dobrich where you will find all the amenities you will need, cheap restaurants with excellent food, bars, big city park with tennis courts a...



## Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 79,000

### Location

Pays: Bulgarie  
État/Région/Province: Varna  
Ville: Varna  
Soumis: 23/03/2023

Description:

**Price:**  
**€79.000,00**

**District:**

Varna

**Category:**

House

**Area:**

100 sq.m.

**Plot Size:**

3740 sq.m.

**Bedrooms:**



2

**Bathrooms:**

1

**Location:**

Countryside

Renovated house with Pet Hotel in Bulgaria, near Silistra

For sale is a fully renovated solid brick built property in Polyana

Village, Silistra Region. Beautiful and quiet village. No crime.

Peaceful and friendly.

Renovated house with Pet Hotel business on site. Huge plot of land.

Low maintenance garden. Immaculate throughout.

The house is ready to move in and start earning if you start your own business. All passed by the authorities and licensed.

Sizes are approximate:

The main house comprises of 2 x 15 sqm bedrooms, 1 x 20 sqm kitchen.

Small hallway from lounge to 2nd bedroom. 1 x lounge 15sqm. 1 x bathroom 10 sqm.

The house has been completely renovated. Modern. Decorated. Floors are laminate or tiled. New roof and timbers. Rewiring. New plumbing.

Concreted floors. Insulated. New UPVC windows and doors internal and external.

Central heating to all rooms. Plus separate wood burner stove in lounge. Can be sold furnished/ partially furnished.

Modern bathroom. Toilet, sink, large shower.



Cellar 15 sq meters. Concreted walls and floor.

Outside loo. New building.

Large outdoor canopy with outdoor kitchen full length of the rear of the property with weather screens.

Outdoor summer room/ double bedroom/ utility room. Reception area.

Floors are laminate or tiled throughout.

Blinds to all windows.

New roof & timbers

Outdoor sink

Insulated walls

3740 sq meter garden/field

Driveway

Extra large concreted patio / pool area. Sun trap.

Large greenhouse

Pond with fish

Third of the garden is graveled on top of polythene and concreted with some artificial grass totally weed free. Easy to maintain.

Lots of raised beds for growing vegetables and flowers.

Rest of the garden is field with fenced areas for dogs / or live stock.

A variety of fruit trees. Walnut. Hazelnut. Plums. Nectarine. Apple.

Pear. Apricot.

All fencing is new.



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The house and land is low maintenance.

Numerous outdoor sheds for storage. All with electric.

On the premises are two purpose built catteries and a block of

kennels. All passed by the authorities and built to EU standards.

Built to run as pet hotel and but could be used for other purposes.

Kennels are built on a concrete base. Fully insulated and wired for heating and lighting. They come fully furnished. Ready to take your customers.

Three exercise areas for dogs which could be used for chickens or other live stock.

House is wired to a back up generator.

There is a fully functioning water well on site and a large water container. Ideal for watering the garden over summer and filling the pool.

All guttering on the house is new.

The village is lovely and quiet. Surrounded by fields. In summer sunflowers/ corn can be seen for miles.

Tucked away but ideally situated for access to the main road.

Very good internet service payable in the village.

Locally there is a very good garage for petrol/diesel/gas etc

There is a nearby garage for all car maintenance.

A local store for all animal feeds in Sitovo.

A very good store for building materials and household items in Iskra



village, along with a well stocked supermarket. Selling fresh bread meat, vegetables & deli items. Along with all your usual shopping requirements.

In Polyana there is a modern bar & grill restaurant in the center only renovated and re opened last year. Freshly cooked foods & snacks.

A fully stocked shop in the center of Polyana.

A local farm for fresh milk in Polyana.

The house is on the edge of the village surrounded by fields for walking, cycling or bird watching etc.

The next village is Popina a ten minute drive. Situated on the Danube.

There is a lovely hotel there over looking the river with an outdoor pool which can be used in summer, they also have a restaurant & bar.

Municipality is in Sitovo. Ten minutes away. Where there are a few shops, a vet, and a large out door pool for locals to use in summer time. Other local villages are Iskra and Garvan2

20 minutes drive from Srebarna village where there is a UNESCO site for migration of numerous birds and lots of wildlife. Bed & Breakfast facilities on offer.

The village is flat and the people friendly.

Polyana is in Silistra Region. Silistra is your main city for supermarkets shops medical requirements etc approx 40 minutes away.

There is the boarder crossing to Romania in Silistra.



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In the opposite direction you have Ruse. Approx 1.5 hours away.

Approx 2 hrs to Varna & the airport & coast.

Living area: 100 sq m

Plot: 3 740

Price: 79 000 EUR

## **Commun**

Chambres:	2
Salle de bains:	1
Pied carré fini:	100 m <sup>2</sup>
Dimesions du lot:	3740 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/IBVQ-T5329/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IBVQ-T5329/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 7519

