



## Villa with spacious plot of land and very good location just a few kilometers away from big city in Bulgaria



### Information de l'agent

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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 58,674.4

#### Location

Pays: Bulgarie  
État/Région/Province: Montana  
Soumis: 14/06/2025  
Description:

**Price:**  
**€50.000,00**

#### District:

Vratsa

#### Category:

House

#### Area:

5494 sq.m.

#### Plot Size:

96 sq.m.

#### Rooms:

2

#### Bedrooms:

2

#### Bathrooms:



2

**Location:**

Countryside

Solid villa with spacious plot of land and good road access in proximity to bus stop, forest and big city in the Northwest of Bulgaria. The property is located in a villa zone about 5 km away from the city of Vratsa. It consists of four plots of land with total area of 5494 sq.m. along with a solid villa and small storage building located in one of the plots. The main building has one floor and is with area of 70 sq.m. The previous owner began complete reconstruction of the place some time ago but his plans have changed and now he is eager to sell the property. The villa has one floor divided into several premises designed to be spacious living room with kitchen and dining area, two bedrooms and two bathrooms with toilet and shower. The attic provides good amount of space and can be additionally turned into living area and at least one more bedroom or it can serve as storage area. The structure is solid and is made of concrete and steel along with masonry. During the reconstruction the villa received a completely new roof which is in very good condition. Nevertheless the building needs a certain amount of work both internally and externally until it comes to the stage of being used for the purpose of living. The storage situated not far away from here is a small flimsy building which is in the process of being removed but there is a possibility to



build something else in the same spot – garage, workshop, greenhouse, guesthouse, etc. The villa has electricity and its own water source – a fresh water well. The place is very good for those who would like to do gardening and provide outdoor space for children or pets. The property is located in a quiet villa zone near forest which is served by local bus line connecting the city and the near village. There is a bus stop at walking distance from here making the access to town even easier if you are not into driving. The city of Vratsa is situated 5 km away from the villa and is the regional center as well as the seat of the local council for the area. The city provides many amenities such as administrative services, schools and kindergartens, parks and pedestrian areas, restaurants, hotels, bars, shops, museums, cinema, disco, nightclubs, library, many shops, stores and supermarkets. In Vratsa you can also find police and fire station, car service stations, gas stations, train and bus station with direct links to the national capital city Sofia and many other towns and villages across the area and Bulgaria. Nice property with good location and lots of potential up for sale.

Area: 5494 m<sup>2</sup>

Living area: 96 m<sup>2</sup>

Price 50,000 euros

## **Commun**

Chambres: 2

Salle de bains: 2



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Pied carré fini: 5494 m<sup>2</sup>  
Dimensions du lot: 96 m<sup>2</sup>

## Room details

Total rooms: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/IBVQ-T7227/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IBVQ-T7227/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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