



## Excellent 3 Bed Villa for Sale In Rogulyat Mlechevo Troyan



### Agent Info

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Naam:             | Niall Madden                                                                  |
| Bedrijfsnaam:     | Esales Property Limited                                                       |
| Mistlampen:       | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Service Type:     | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefoon:         |                                                                               |
| Languages:        | English                                                                       |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 186,649.26 |

### Locatie

|                             |                                                                     |
|-----------------------------|---------------------------------------------------------------------|
| Aanbevolen Auto Onderdelen: | Bulgaria                                                            |
| Postcode:                   | 5439                                                                |
| Geplaatst:                  | 02-12-2025                                                          |
| Omschrijving:               | Excellent 3 Bed Villa for Sale In Rogulyat Mlechevo Troyan Bulgaria |

Esales Property ID: es5554886

Rogulyat

Mlechevo

Troyan

Bulgaria

A Mountain Sanctuary: Exceptional 3-Bedroom Detached Villa for Sale in Rogulyat, Troyan, Bulgaria

This offering presents a rare opportunity to acquire a beautiful, fully furnished, and meticulously maintained detached villa nestled in the utterly tranquil and captivating region of the Central Balkans, Bulgaria. Located in the small, quite remote, and historically rich area known as Rogulyat, situated just 1 km from the village of Mlechevo, this property is a true mountain sanctuary. It sits within an area of outstanding natural beauty, a protected zone within the majestic Stara Planina Mountain range, offering



---

unparalleled peace and seclusion. The location is an ideal base for mountain tourism, perfectly blending privacy with accessibility to local amenities and natural attractions. The asking price for this unique retreat is £140,000.

The villa itself is a substantial home designed across two floors, featuring a total of six rooms. The built area measures a comfortable 85 square meters, offering a functional and cozy living space. The layout is intelligently divided, with three rooms located on the ground floor and three rooms on the upper floor. This configuration ensures a clear separation between living and sleeping areas. The property boasts three generously sized bedrooms, all fully furnished, making this a truly turn-key purchase. The design and construction standards are robust, ensuring durability suited to the mountain climate. The home is being sold fully furnished, including all necessary furniture and fixtures, allowing the new owner to move in immediately and start enjoying the tranquility of the Bulgarian mountains without the hassle of furnishing the space.

A standout feature of the interior is the singularly large and luxurious bathroom. This expansive space is fully finished to a high standard, with floor-to-ceiling tiling and quality floor tiles. It is currently equipped with a premium Ideal Standard shower and fittings. Furthermore, the bathroom has been thoughtfully prepared with an electrical connection ready to accommodate the installation of a jacuzzi bath, should the new owner prefer a more decadent spa-like experience. This attention to detail in the property's fittings underscores the quality and comfort offered. All rooms benefit from the home's mountain setting, providing clear, unobstructed views. The upstairs corridor specifically features a large viewing area, perfect for enjoying the breathtaking mountain and forest views that surround the property.

The outdoor space complements the beauty of the interior perfectly. The villa sits on a significant plot of land, with the total property area measuring 998 square meters. This generous garden area is completely private and secure, as the property is fully gated. A major value addition to the estate is the presence of a separate garden outbuilding/chalet. This structure offers fantastic flexibility; it can be readily converted into a self-contained additional home, serving as extra guest accommodation, or transformed into a creative studio, workshop, or recreation area. Unlike larger, complex developments, this property offers absolute privacy, with no communal area or pool to share with neighbours. The expansive garden is a blank canvas ready to be landscaped or simply enjoyed as a large, private green space surrounded by nature.

The location offers a remarkable balance between remote tranquility and access to regional points of interest. While secluded, Rogulyat is strategically placed for enjoying the best of Central Bulgaria. It is only 8 km away from the ski resort of Alpriisi, providing easy access to winter sports and mountain recreation. The village is also situated near two significant towns: Troyan is 24 km away, renowned for its famous monastery and ceramics museum, and the larger town of Sevlievo is 23 km away, offering more extensive amenities and services. The region of Gabrovo, where the property is located, is well-regarded for its historic value and proximity to the Central Balkan National Park. This geographical position makes the villa an ideal base for exploring the rich cultural, historical, and natural heritage of the Central Balkan Mountains, ensuring that the property is not only a secluded retreat but also a gateway to adventure. This blend of a fully equipped, high-quality home with the unparalleled beauty of a protected natural area makes the Rogulyat villa an exceptional and unique investment opportunity.



---

## ABOUT THE AREA

Rogulyat is an informal, traditional neighborhood or area associated with the village of Mlechevo, which is nestled within the beautiful and historically rich municipality of Troyan in Lovech Province, central Bulgaria. This region is situated in the northern foothills of the majestic Stara Planina (Balkan Mountains), characterized by a rugged, forested landscape and clean, unpolluted air. The locale is deeply rooted in traditional Bulgarian life, offering visitors and residents a tranquil, idyllic escape. Life in Rogulyat/Mlechevo is closely tied to nature and the historic rhythm of the central Balkan region, known for its preservation of authentic Bulgarian customs and crafts.

The broader Troyan region is a renowned cultural and historical center, making the area around Mlechevo a fascinating place to explore. The most significant nearby landmark is the Troyan Monastery, 'Assumption of the Virgin,' the third largest monastery in Bulgaria, founded around 1600. It is famed for its exquisite wood carvings, majestic architecture, and the beautiful frescoes by the National Revival artist Zahari Zograf. The region is also celebrated for its craftsmanship, particularly the Troyan School of Ceramics and its related folk arts, which can be explored in depth at the Museum of Folk Crafts and Applied Arts in the town of Troyan itself. Furthermore, the area is historically significant as a center of revolutionary activity during the Bulgarian National Revival, with figures like Vasil Levski founding a revolutionary committee there.

The natural environment surrounding Rogulyat/Mlechevo is a major draw for tourism and outdoor enthusiasts. The proximity to the Central Balkan National Park means residents have access to pristine wilderness, including the protected reserves of Steneto and Kozya Stena, which feature unique rock formations, numerous caves, and a rich diversity of flora and fauna, including rare plants like the edelweiss. The mountain terrain, including the nearby Beklemeto Pass, provides excellent opportunities for hiking, skiing in the winter months, and general mountain tourism, making the area a four-season destination for those seeking tranquility and adventure. The village of Oreshak, near Mlechevo, also hosts the National Arts and Crafts Exhibition, further showcasing the regional heritage.

For international travelers, accessing this peaceful part of Bulgaria requires travel from one of the country's main international hubs. The nearest major airport is Plovdiv Airport (PDV), located approximately 91 to 100 kilometers away from the Troyan municipality. However, Sofia International Airport (SOF) is often the most practical choice due to its greater range of flight connections, situated roughly 110 to 125 kilometers away. While Sofia is slightly further, it typically offers more reliable transport options and a wider choice of air carriers, making it the most frequently recommended entry point for visitors heading to the Troyan region.

## MAiN FEATURES:

- \* 85m<sup>2</sup> of living space
- \* 998m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 1 Bathrooms
- \* 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

Contact us today to buy or sell property in Bulgaria fast online

## **Algemeen**

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 3                  |
| Afgewerkte vierkante meter: | 85 m <sup>2</sup>  |
| Lot Afmeting:               | 998 m <sup>2</sup> |

## **Rental details**

|            |    |
|------------|----|
| Furnished: | Ja |
|------------|----|

## **Lease terms**

Date Available:

## **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.984.411 |
|-----------|-------------|

