



## Excellent 4 Bed Villa For sale in Berca Romania



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 365,604.15

### Location

Country: Romania  
Address: Plesesti  
ZIP code: 127043  
Posted: Oct 22, 2024  
Description:  
Excellent 4 Bed Villa For sale in Berca Romania

Esales Property ID: es5554345

Str. 1 decembrie Nr. 260A, Plesesti  
Berca  
Buzau  
127043  
Romania

Villa Vârlan is located on a plot of land with an area of over 2,700 square meters located in the area of the Subcarpathian hills, in the commune of BERCA in BUZĂU county, on the DJ 203L county road, on the left bank of the Buzău river, at a distance of approximately 500 meters from it ( location: 45°16'53.4"N 26°41'46.8"E).

The villa is on the ground floor and has a useful, fully built, finished and furnished area of 217.75 square meters on the ground floor, and respectively, 177.05 square meters in the attic, and 44.56 square meters



in the attic. The attic is partially built and finished.

Inside, the villa offers the most modern living conditions through balanced, functional and intelligent compartmentalization, large glazed surfaces, utilities and up-to-date finishes.

The attic is spectacular as an open-space, but it can also be divided in several ways, including one or more additional bathrooms. The natural light provided by the two skylights provided in the roof transforms the attic into an idyllic space that can have various destinations: reading, hobby, living, playing, etc.

The roof of the villa can be a manual of good practices in the field for any specialist and is made of quality wooden materials and sized responsibly by our team of craftsmen who have extensive experience on construction sites in Romania.

The villa is handed over TURNKEY, furnished and equipped, with all functional utilities such as: 380 V power grid, natural gas network and central heating, 2 mains water networks connected to the urban mains, as well as a private water network from buffer tank pool, including fibre optic connection for high speed internet. When designing the Villa, the variant of its layout as an AGRO-ECHO-TURISTIC COUNTRY HOUSE was also taken into account.

NOTE: The buyer will receive as a bonus/free title a land (3 lots) of 8,400 m<sup>2</sup> of pasture and, respectively, a lot of 1(one) hectare of forest.

**THE BACKSIDE OF THE VILLA.** With southern orientation, with access to the terrace and, respectively, the relaxation space and the orchard with over 100 fruit trees, figs, blackberries, currants, medicinal sea buck thorn, sweet roses, etc.

VILLA VARLAN, located at the entrance to the UNESCO Global Geopark Buzău in Berca commune, is perfectly positioned just 10 km from the beginning of the famous Dealu Mare wine region (Zoresti vineyards). Both of these outstanding destinations are easily accessible from our location, providing a perfect base to explore the top attractions of Buzau County.

1. Mud Volcanoes: Witness the lunar landscape of Mud Volcanoes, a unique geological phenomenon where eruptions of earth and gas create surreal formations.
2. Dealu Mare Wine Region: Explore the 'Tuscany of Romania', renowned for its rich vineyards and exquisite wine-tasting experiences (eg Lacerta, Franco-Roman Domains, Sahateni Domains, SERVE).
3. Colți Amber Museum: Discover the only amber museum in Romania, which presents a fascinating collection of amber artefacts and history.
4. Buzau Cave Churches: Explore the historical and spiritual significance of these unique cave churches, carved into the hills of Buzau.
5. The hills of Năeni, including the Church from a Stone and the outdoor sculpture camp of Năeni: Enjoy the most beautiful mountain panoramas in Buzău County.
6. Ciolanu Monastery: Visit this serene spiritual retreat with ancient frescoes and a peaceful setting amidst rich forests.
7. Măgura Sculpture Camp: This open-air museum features a collection of stone sculptures by artists from around the world.



8. Meledic Salt Mountains: Marvel at these unique geological formations made of salt, creating a landscape of rare beauty.
9. Focul Viu from Lopătari: Be amazed by the natural gas seeps that ignite spontaneous flames on the ground, a rare and captivating sight.
10. Siriu Lake and Dam: Enjoy the scenic views and peaceful ambience of Siriu Lake, perfect for a day of relaxation or exploration

Each attraction offers a unique perspective on the natural beauty and cultural wealth of Buzău county, making them must-see destinations during your stay at VILLA VARLAN.

## ABOUT THE AREA

Berca is a charming town located in the Buzău County of Romania. Nestled amidst the picturesque Carpathian Mountains, Berca offers a peaceful and serene atmosphere, making it a popular destination for nature lovers and those seeking a tranquil escape.

The town is renowned for its stunning natural beauty, including the Berca Natural Park and the Berca Waterfall. The park features lush forests, cascading waterfalls, and breathtaking views of the surrounding mountains. The Berca Waterfall, one of the tallest waterfalls in Romania, is a must-see attraction, offering a spectacular sight.

Berca is also known for its rich history and cultural heritage. The town boasts a medieval fortress, the Berca Fortress, which dates back to the 13th century. Visitors can explore the fortress ruins and learn about the region's past.

With its friendly locals, delicious cuisine, and affordable cost of living, Berca is an ideal destination for those seeking a peaceful and authentic Romanian experience.

## MAiN FEATURES:

- \* 218m<sup>2</sup> of living space
- \* 2700m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 4 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 Romania
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Common



Bedrooms: 4  
Bathrooms: 4  
Finished sq. ft.: 218 sq m  
Lot Size: 2700 sq m

### **Utility details**

Heating: Yes

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.195.060

