



## Excellent 4 Bed House For sale in Traykovo



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 45,719.62

### Localização

Country:	Bulgária
Address:	Ул. Васил Коларов
Adicionado:	09/08/2024

Informação adicional:

Excellent 4 Bed House For sale in Traykovo Bulgaria

Esales Property ID: es5554254

Property Location

LOM

MONTANA

3645

Bulgaria

Property Details

WOODLANDS



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(PEACEHAVEN) ( Offers Over 39,000 Euro )

Woodlands is a beautiful, spacious 3- or 4-bedroom home comprising 138 square meters internal area of living space set in X hectares of land on the edge of beautiful woodland at the end of a private driveway.

The property could easily provide sufficient space for enabled self sufficiency if required.

This home, set on the edge of a small village in northwest Bulgaria, offers perfect peace and tranquility.

Close your eyes and just imagine this: Sitting in the gazebo listening to wonderful birdsong, then watch swallows and brightly coloured butterflies swoop through the trees as you drink your morning coffee, or enjoy a relaxing glass of wine in the evening.

This large, fully furnished property is completely fenced in and features 3 bedrooms, a spacious front room which could easily be used as bedroom 4, and a dining room which could easily become the living room if required, a large bathroom and a separate storage room.

The third bedroom features a door to the gardens, making it a useful benefit for visitors or elderly parents who may like to rise early and go outside to watch the sunrise!

Adjacent to the third bedroom is the Storage Room.

The main entrance is accessed direct from the driveway, whilst the rear entrance is accessed through the porchway, which features hanging space for coats.

New roofs have been installed within the last 2 months, and all doors and main windows are also new.

The kitchen has been fitted with an air conditioning unit.

All furniture including a Bosch washing machine, freezer, microwave is included.

The main deck looks into the wide expanse of the forest, while the smaller front deck is perfect for morning coffee.

There is a large cellar which provided additional storage and space for wine brewing.

The garage is large measuring 5.8m x 4.2m and features full sized inspection pit, making it useful for car enthusiasts. Adjacent to the garage is a large concrete forecourt.

Next to the garage is the Chicken House with a large fully fenced pen sufficient for 20 chickens. Currently our 6 chickens are giving us an average of 6 eggs per day.

The garden features a large Gazebo which measures 3.5 meters x 2.5 meters and houses a couch and woodburning stove for both heating and BBQ cooking.



In the garden is a large Wood Store housing enough wood to last several winters!

Full Internet services are available 24 hours a day.

Water is provided from two natural saucers.

The local village features two shops, useful if you need anything in a hurry, or you can drive to the beautiful city of Lom just 4km away where you will find all the major Supermarket brands including Lidl, several Banks, a Post Office, Chemists, Clothes Shops, Hardware Stores etc etc,

The local Doctor's surgery is located in Rasovo, just a few kilometers away, and features an Open Door service, while a major Hospital is located in Lom.

The village population is mostly elderly, and we have always found them very friendly and always ready to help.

There is a bus stop at the end of our lane and a bus travels to and from Lom 5 times each day, while a train stop is within walking distance, which can take you to the Regional Capital, Montana and on to Sofia.

In Lom you will find a peaceful atmosphere where local people of all ages walk casually around to do their shopping and meet friends, or relax in the beautiful woodland off the main square.

It is also a very short walking distance to the beautiful River Danube, which has a pathway and seating for those who just want to gaze out and enjoy the tranquility... Or even go fishing!

There are several restaurants offering a range of excellent quality meals

## ABOUT THE AREA

### Traykovo: A Peaceful Retreat in the Bulgarian Countryside

Traykovo is a charming village nestled in the heart of Bulgaria, offering a tranquil escape from the hustle and bustle of city life. Surrounded by lush greenery and rolling hills, it provides a perfect setting for relaxation and rejuvenation. The village exudes a peaceful atmosphere, making it an ideal place to unwind and connect with nature. While Traykovo itself may be small, it offers a genuine taste of Bulgarian rural life, with friendly locals and a warm sense of community.

For those seeking outdoor adventures, the surrounding area offers plenty of opportunities for exploration. Hiking and biking trails wind through the picturesque countryside, allowing visitors to discover hidden gems and enjoy breathtaking views. Nature enthusiasts can also enjoy fishing in the nearby rivers or lakes, or simply relax by the water's edge.

While Traykovo offers a peaceful retreat, the larger city of Lom is just a short distance away, providing



access to a wider range of amenities and attractions. Visitors can explore the historical landmarks of Lom, such as the Roman fortress and the Ethnographic Museum, or enjoy shopping and dining in the city center.

With its combination of natural beauty, cultural heritage, and convenient location, Traykovo offers a unique and unforgettable experience for those seeking a tranquil escape in Bulgaria.

## MAiN FEATURES:

- \* 138m<sup>2</sup> of living space
- \* 1100m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 1 Bathroom
- \* 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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## Comum

Quartos de dormir:	4
Banheiro:	1
Pés quadrados acabados:	138 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Sim
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## Rental details

Furnished:	Sim
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## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/B18tkJP2MuA?v=version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/B18tkJP2MuA?v=version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:

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