



## Luxury 3 Bed Villa For Sale in Smolyan Bulgaria



### Информация об агенте

|                    |   |
|--------------------|---|
| Название:          | Niall Madden  |
| Название компании: | Esales Property Limited   |
| Страна:            | Великобритания  |
| Experience since:  | 2002  |
| Тип услуг:         | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments  |
| Телефон:           |   |
| Languages:         | English   |
| Веб-сайт:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 174,007.75 |

### Местоположение

|                  |                 |
|------------------|-----------------|
| Страна:          | Болгария        |
| Адрес:           | Panorama Street |
| Почтовый индекс: | 4700            |
| Добавлено:       | 19.09.2024      |

Описание:

Luxury 3 Bed Villa For Sale in Smolyan Bulgaria

Esales Property ID: es5553756

Panorama Street  
Smolyan  
Gorno Smolyan  
Bulgaria

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Bulgaria is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Detached villa situated on lake with beautiful mountain views. 20 minutes from Pamporovo ski resort and 5 minutes drive to Smolyan Town centre with supermarkets and lots of restaurants. The property has an open plan living on the ground floor with a separate utility with a toilet.



The second floor has 2 double bedrooms with ensuites and an outside terrace, also a separate sunroom. The third floor is unfinished but has a bathroom and outside terrace, this can be used as a lock-off and rented out as a self-contained studio apartment.

The property is in a gated community with 6 villas in total, there is beautiful views from every room. The nearest restaurant is situated on the lake only 5 minute's walk.

Bulgaria is still an up-and-coming destination and as such it has a rough and rugged charm and serves up some authentic local flavour. The beach resorts lean towards attracting a young, European crowd and have an energetic vibe with high-octave nightlife. Away from the resorts and you'll stumble across the country's rich natural landscape and interesting history, showcased in its handful of museums and stunning architecture.

## ABOUT THE AREA

Smolyan is a town and ski resort in the south of Bulgaria near the border with Greece. It is the administrative and industrial centre of the Smolyan Province. The town is built along the narrow valley of the Cherna and the Byala river in the central Rhodope Mountains, making it the longest city in Bulgaria.

Smolyan is a small and picturesque town in the heart of the Rodope Mountains. This magnificent town enchants visitors with interesting combination of old and modern architecture, influenced by the majesty of the great mountain. Smolyan is just 15 kilometers away from the famous ski resort Pamporovo and 260 km south of Sofia. Plovdiv is just 103 km south of Plovdiv.

There are several preserved houses from the National revival period – Mermovata, Pridasova and some others.

The arc bridge (Beiska kupria) over Cherna River (the Black River) was built in XVIII century.

The natural reserve 'Chinarat' – a 250 year old tree.

The historical museum of the Middle parts of the Rodope Mountains and of course the biggest Planetarium in Bulgaria on Bulgaria Boulevard. The Rodope Mountains Smolyan is surrounded by numerous interesting sites, that worth to be visited.

## MAiN FEATURES:

- 185m<sup>2</sup> of living space
- 3578m<sup>2</sup> plot
- 3 Bedrooms
- 3 Bathrooms
- Private Garden
- Private Parking
- Stunning Views
- Close to essential amenities like 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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## Общие

|                  |          |
|------------------|----------|
| Спальни:         | 3        |
| Ванные комнаты:  | 3        |
| Готовые кв.м.:   | 185 кв м |
| Площадь участка: | 500 кв м |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.084.808

