





**Price :** 165000

**Code :** 288

**Status :** 27.2.2007

**Type :** House

**City :** Varna Area

**Location :** Near beach resort

**Area (m2) :** 260.00

**Price (e/m2) :** 634.62

**Floors :** 2

**Building type :** Brick

**New build :** Yes

**In regulation :** Yes

**Communications :** Yes

This property is located in a big and well developed village, on the main road Varna-Bourgas, 25 km south from Varna and 8 km from Kamchia reserve. This a perfect location-very close to the coast, at the beginning of the Balkan and near the outflow of Kamchia river. That means it's very good for both sea and river fishing. The village has all the amenities – shops, restaurants, post office and good communications. The village is growing and is a much sought after location. Building here is intense.

### Features:

The house is brand new and build up to high standard. Kitchen fully equipped.

### EXTERIOR

- solid brick walls
- insulation 5 sm “Baumit”
- roof of red tiles,
- good quality PVC framed windows
- landscaped garden

### INTERIOR

- **kitchen fully equipped – all popular brands, fridge included**
- switches and lights
- PVC pipes
- flooring - laminated or tiled

### Layout

A two-storey massive house, situated on the village edge. The luxurious property offers all modern conveniences for romantic life. The built up area of 260 sq.m. covers a huge guest room , a kitchen, master bedroom and a toilet on the first floor, as well as three bedrooms, three bathrooms and a toilet on the second floor. Water and sewage systems are entirely new with PVC pipes.

The electrical wiring is made to meet all bulgarian standards too.

The yard has an area of 900 sq.m. There is a huge terrace on the second floor with south view.

### Other details

Notary transfer fees – 3%

Furniture pack available!

