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## Detached house, bargain property for sale in Kavarna area, Bulgaria

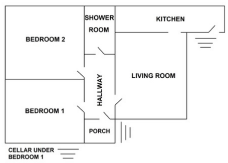
Cottage for sale in Bejanovo village, just 12kms from coast!

**PRICE:** 87 000 €

ID:DB352

### Detached house, bargain property

| | |
|---|---|
| **Location:** | Kavarna area |
| **bedrooms:** | 2 |
| **floors:** | 1 |
| **plot size:** | 2440 sq.m. |



### Extras
**Solid fence**

### completion
**Not furnished**
**Fitted bathroom**
**Tenure:** Freehold
**good condition**
**Water**
**Electricity**

### distances

| | |
|---|---|
| **Varna airport:** | 100 km |
| **Burgas airport:** | 225 km |
| **Beach:** | 12 km |
| **Golf:** | 60 km |

### Payment terms

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**Reservation fee** : 1000 Euro Non-refundable
**1st installment** : 30 % On signing Preliminary Contract

**2nd installment** : 70 % On transferring of ownership

## GENERAL INFORMATION

This well presented house should not be missed! Situated in an ideal location very close to the sought after north Bulgarian coast, just 12 kms from Durankulak beach, the famous Durankulak Lake (a well known bird watching area) and important historical sites, this property would make a great place to holiday, retire or live permanently. The house is located in the village of Bezhanovo (also spelt Bejanovo), which is popular with foreign buyers, so there is an established and growing ex-pat community in the area. The property is a solid and good looking property, nicely situated and not overlooked. Apart from looking a really nice place, it's only 7 ½ miles by straight and good road to the coast. To the front, there's a covered porch sheltering the front door. The door leads into the hallway. There are two rooms to the left from the hallway and one room to the right. To the rear and accessed by the side door is a small kitchen. Under the house is a stone walled cellar, ideal for wine storage. The house is entirely renovated with new roof and guttering system, heat insulation, new fitted bathroom, laminate parquet floors in each room, new lighting, freshly painted – in and outside. The kitchen is ready to be fitted with all the connections (water, electricity, extractor pipes, etc.). Outside are extensive gardens of 2440 m2, also well maintained by the owners with new stone perimeter wall with iron automatic garage gates and gravel driveway. In the garden there is abundance of different well established fruit trees growing. Bulgaria's best golf courses and lovely beaches are just a short trip away. And it's located in the "Natura 2000" area of nature reserves, with the famous Lake Durankulak on the coast only 10 or so minutes away. This really is a fascinating lake and is the biggest conservation area for protected fish and bird species. It has restaurant on its shore that offers amazing views. And for those interested in ancient history, it's worth noting that possibly Europe's oldest stone building at around 7,500 years is near the lake. If you don't like concrete jungles and noisy resorts, then this is the area for you. Within 12 to 20 kms are a range of small and unspoilt bays and beaches, including Durankulak, Krapets, Shabla, Ezerets. The bigger resorts of Kavarna and Balchik are easily accessible, as are three major golf courses – Thracian Cliffs, Lighthouse and Blacksearama.

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