

**Maison isolée, maisons à rénover, projet à vendre en Dobrich area, Bulgarie**



Traditional Stone Cottage in Bulgaria's  
Charming Geshanovo Village

**ID:DB408**

**Maison isolée, maisons à rénover,  
projet**

**Ville ou site de vacances:** Dobrich area

**salles de bain:** 1

**surface du terrain:** 1160 m.c.

**PRIX:5 500 €**



**ameublement**

Sans meubles

**Achat:**

Achat par l'intermédiaire de Votre société bulgare

**État très mauvais**

**Eau**

**Électricité**

**Distance jusqu'à**

**Aéroport Varna:** 72 km

**Aéroport Burgas:** 182 km

**La mer:** 61 km

**Terrain de golf:** 68 km

**Magasin:** 1 km

**Restaurant:** 1 km

**Arrêt d'autobus:** 1 km

**Port d'yacht:** 61 km

**Hôpital:** 28 km

**INFORMATION GÉNÉRALE**

Nestled in the charming village of Geshanovo, near Dobrich, this stone-built cottage boasts great potential for those seeking to renovate a traditional Bulgarian-style home. While the property requires extensive renovation, it offers an excellent opportunity to create a cozy home or vacation rental.

The property includes a large garden of 1160m<sup>2</sup>, featuring a magnificent 30m stone well. Although the garden is currently overgrown, it can easily be cleared to create a beautiful recreational space for outdoor activities.

Geshanovo is conveniently located just a few minutes away from the main road to the regional capital of Dobrich, which is only 15 miles from the property. Dobrich is an excellent place for shopping, dining, and exploring local culture. The roads linking Geshanovo to the coast are in excellent condition, with Balchik beach only 36 miles away, Varna Airport 46 miles away, and the Thracian Cliffs Golf and Beach resort just 40 miles away.

The cottage includes three rooms and a large veranda, perfect for enjoying the warm summer months. The property is constructed from stone with wooden detailing, providing an authentic Bulgarian charm.

The garden of this cottage includes an abundance of fruit trees, such as plum, cherry, figs, apple, and pear trees. The fertile soil is ideal for growing vegetables and fruit, making this garden perfect for those with green thumbs.

One of the unique features of this property is the 30m deep well, providing an ample supply of fresh and clean drinking water, as well as water for the garden. The well is of excellent stone construction and would be costly to replicate today.

It's worth noting that in Bulgaria, existing houses can be demolished and replaced with new structures of the same footprint without applying for planning permission.

The Dobrich area is home to a significant number of English speakers and attracts many more as tourists due to its proximity to the coast. The property is ideally located to take advantage of the area's many attractions, including its beautiful coastline.

Bulgaria is an excellent place to own property, thanks to its wonderful climate, Europe's lowest taxes, super low living costs, and laid-back lifestyle. For peace of mind, a full range of support services is available through a well-established agency established in 2003.

Overall, this property offers an excellent opportunity to create a charming home or vacation rental in a peaceful and picturesque Bulgarian village, with excellent access to local amenities and attractions.