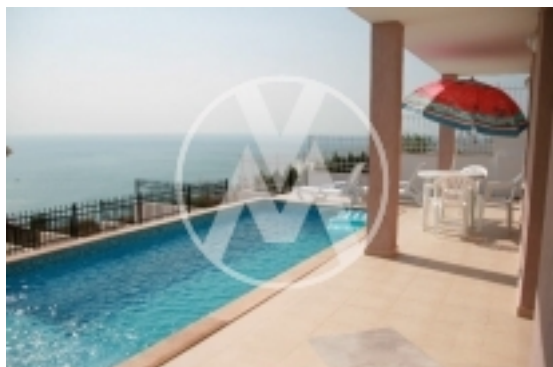


Velmar Estate

Houses/Villas

Property near Varna, Huge Villa in Balchik Sea View.



TOWN: Balchic

DISTANCE FROM THE BEACH AND MAJOR TOWN: 3 Km to Balchic center 3 Km to Albena

PLOT SIZE: Sq. Mt. 480

DESCRIPTION: Villa VIEW: Full panorama from Cape Kiliakra to Golden Sands

LIVING AREA: 325 Sq. Mt.

This house is arranged in reverse to the norm in order to take advantage of the view, from the main entrance you go up 8 steps to the huge 60 Sq Mt sitting room with wood effect upvc windows with great views to Balchic and the Black Sea, flooring is from polished beige Spanish tilling which has under floor heating from electric also on this level is the 12 Sq Mt dining area with under floor heating, and a door leading to the main Balcony. From the dining area is the beautifully fully fitted kitchen measuring 13 Sq Mt with windows looking to Golden Sands and the Sea this also has under floor heating and from the kitchen is another door leading to the balcony this door comes out at the lovely stone barbeque this terrace is approximately 30 Sq Mt with wrought iron handrail on three sides and Spanish tiles on the floor ,off the sitting room is another door to a toilet with hand basin with a door leading from this room to a large 8 Sq Mt purpose built utility room with tiles on the floor and plumbing for washing machine and tumble dryer 4 mt long work surface and a 200 liter hot water boiler. From the open plan stair way with wrought iron railings with wooden hand rail you go down to the sleeping area the hallway and stairs are from the same tiles as the upper floor, you enter to the left master bedroom which has it's own private bathroom with delightful Italian mosaic tilling and a jet shower, also a walk in wardrobe, this room also has a private balcony with carpet on the floor. Second bedroom is 13 Sq Mt with door to shared balcony, view to the sea and carpet on the floor Third bedroom is 14 sq Mt plus walk in wardrobe, windows looking to Golden Sands and the sea, carpet on the floor and a door leading to a large 26 Sq Mt balcony with wrought iron rail on three sides, and Spanish tiles, leading from the hallway is the guest bathroom 7 Sq Mt with full Spanish tiling to the ceiling (as are all the bathrooms) in the hallway are double doors under the stairs for storage. Lower level : this level is reached from walking around the house and down the stairs to the garden ,this is a self contained apartment , double patio doors open into the sitting roomkitchen 23 Sq Mt windows looking to the garden and the sea the room has been prepared with plumbing for a kitchen with tiled floor throughout a door leads to a small shower room with toilet and hand basin also a 60 liter water boiler then to the left of the entrance is a door to the 12 Sq Mt bedroom with tiled flooring and two windows looking to the garden and sea.

FRONT AREA :Front wall with black slate stone and wrought iron railings matching the balconies ,double gated entrance to the 35 Sq Mt hard standing in black slate and covered carport ,front gate to the door with tiles and wrought iron hand rail on two sides main door is from wood effect upvc with windows both sides from smoked bull glass, also storage space under stairs for garden equipment from here a path leads around the house to the garden area taking you to the 3.5 Mt by 7.8 Mt swimming pool access to the pool is from two sides with grass around the lower and right side of the pool , also on the same level as the pool to the left is a large level grassed area for sunbathing by the pool .

ATTIC: Large 70 Sq Mt weight no problem this level has a concrete floor

DRAINAGE: Cesspit

WATER: Mains

ELECTRICITY: Yes

REMARKS: This villa has been designed for very minimal maintenance, the eaves of the house are concrete, upvc guttering and down pipes absolutely no wood on the house and the outside is painted with a long lasting hard mineral coating The house has high quality double glazing throughout the upper floor has under floor heating, and earth loop in the electrics for safety The house has a fully fitted security system connected to the private local security company.

- **Price:** 220 000.00 EUR
- **ID** 426
- **Location** Balchik
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Floors:** 3
- **Plot size:** 480
- **Living area:** 325
- **In regulation** yes
- **Views** Sea view
- **Extras** Air conditioning, Private swimming pool, Fire place, Barbeque area, Car park:
- **Includes** Finished in: 2007, Furnishing, Fitted kitchen, Fitted bathroom, Security system, Internet, Digital TV, Electricity, Water, Septic Tank, Laminated floorings, Tiles, Air conditioning, Land line
- **Distances** Sea view
- **Varna airport:** 30km
- **Burgas airport:** 125km
- **Beach:** 5km
- **Shop:** 1km
- **Restaurant:** 1km
- **Marina:** 5km
- **Pharmacy:** 4km
- **Hospital:** 4km
- **Golf:** 8km
- **Bus stop:** 500m
- **School:** 2,5km
- **Dobrich:** 30km
- **Kavarna:** 17km
- **Albena:** 5km
- **Golden Sands:** 15km
- **Varna:** 30km

Payment terms

2 000 Euro reservation deposit.

20% of the preliminary contract.

80% of the final agreement and transfer of ownership.

