

Authentic 100-Year-Old Rural House + 1006 m² of land in Glavan Village , Silistra Region,Bulgaria.
DESCRIPTION:

Located in the quaint village of Glavan in the Silistra region,this classic property is offered with a generous plot of 1006 m² of building land.

It is located in the peaceful village of Glavan , approximately 22km from the town of Silistra .A little further afield is the border with Romania . The regional town of Silistra is just a 15-minute drive from the property where you will find shops,supermarkets and many excellent restaurants,bars and so on .The village of Glavan is located in Northeastern Bulgaria not far from the Danube river(22km) and Romanian border (21km).The house has a total living area of approximately 90 square meters.It has two separate entrances .The house is constructed from hewn stone,showcasing traditional craftsmanship and durability . The property is ideal for permanent residence, rural tourism , or investment purposes. The house consists of four separate rooms, providing ample space for a family or guests. There are also two basement areas that can be used for storage or converted for additional use. The toilet is located outside the main building, a typical of traditional village houses. While there is still a traditional outdoor toilet, the house has an inside bathroom , providing modern comfort and convenience. The property also comes with three agricultural outbuildings , which can be used as barns ,sheds, or workshops. The spacious yard allows for gardening , animal keeping , or further development .Glavan is a peaceful rural village surrounded by the gentle landscapes of northeastern Bulgaria. The area is characterized by rolling hills , open fields, and fertile agricultural land , offering wide, open views and a strong connection to nature. The natural surroundings include meadows, big forests , and nearby streams, providing habitat for local wildlife and birds .The air is clean and fresh, and the atmosphere is calm-perfect for those seeking tranquility, privacy, and a slower pace of life. During spring and summer , the landscape is especially vibrant, with wildflowers , fruit trees,and green pastures dominating the scenery. The nearby Danube River(22km) also contributes to the ecological richness of the region ,offering opportunities for fishing ,birdwatching , and nature walks. The house is situated on a high slope. its elevated position ensures both privacy and a sense of tranquility , while also providing excellent natural light and air circulation. Access is convenient via a local road, and the area is peaceful and ideal for relaxation or rural living.

Local Landmarks and Attractions:

- The Old Village Fountain(Glavanska cheshma): This legendary fountain is over 300 years old and still in use today. Local tradition says , "Whoever drinks water from Glavan will always carry the village in their heart."
- Srebarna Nature Reserve (UNESCO site):Located about 30 kilometers from Glavan, this biosphere reserve is home to rare bird species and wetlands of international importance.
- Danube Riverside Park - Silistra: A beautiful green space along the river, perfect for walks and relaxation, with scenic views of Danube.
- Silistra Regional Historical Museum:
Showcasing artifacts from antiquity to the present, the museum highlights the rich cultural and historical heritage of the region.
- Durostorum-Drastar-Silistra Archaeological Reserve.A national heritage site preserving remains of the ancient Roman city of Durostorum,the medieval town of Drastar , and other significant archaeological layers.

- Rock Monastery "Valchanova Staya" - Near the town of Tervel(around 17km from Glavan), this rock-hewn monastery is a unique historical site carved into the cliffs. Notable attractions in Romania within approximately a 30-minute drive from Glavan village in Silistra Province,Bulgaria:
- Derwent Monastery - its a popular pilgrimage destination and offers a peaceful retreat for visitors.
- Ostrov Wine Region. The town of Ostrov is renowned for its vineyards and wine production.Visitors can enjoy wine tastings and tours at local wineries, experiencing the rich flavors of the Dodrogea region.
- Pacuiul lui Soare Island - it is home to the remains of an ancient Byzantine fortress.

Investors beware,Bulgaria is already in Schengen Area, and with the introduction of the euro, interest from visitors to the region will increase. All these developments will have a positive effect on the property prices. There are no strings attached to the property and it can be left as is. The only mandatory ongoing costs are the annual taxes, which are around €40 per year.The transfer of ownership can be completed through a local notary or remotely through any notary in Europe or through the Bulgarian Embassy in The Hague.

Notary and legal fees apply, estimated at €600 + 7%, including transfer tax. Land ownership and residence rights are available to all EU citizens. Non-EU citizens can also own land by forming a non-commercial company (Ltd.) in Bulgaria. Fees and terms vary—non-EU citizens should contact us for more information prior to bidding.