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€ 110 000

Two-Storey House with Yard in Kosharitsa Village – Property near the Sea for Year-Round Living

82 sq.m. · 1341.46 €/sq.m. · Houses and villas · Multi-room · For Sale · Property Code: 4156

We present for sale a **solid two-storey brick house with a large yard**, located in the central part of the picturesque village of **Kosharitsa**, only a few kilometres from the sandy beaches of **Sunny Beach**. The property combines the comfort of living close to the sea with the peace and greenery of rural Bulgaria.

The house enjoys an **excellent location** — within walking distance there are **shops, a kindergarten, a post office, a café, and a bus stop**. With regular public transport to Sunny Beach and Nessebar, this is an ideal home for **year-round living** or a **vacation residence by the sea**.

Layout and Features

Built from **red brick with concrete slabs and steel supports**, the house is solid and durable. It consists of **two residential floors and an attic**, each with a **separate entrance**, making it suitable for **two households** or for living on one level and renting out the other.

The **first floor** includes a hallway, kitchen with dining area, two large bedrooms, a bathroom, and an annex with an additional restroom. One of the bedrooms opens onto a **balcony with access to the backyard**.
The **second floor** features an independent entrance with a small storage area, a spacious living room, three separate rooms, a kitchen, a bathroom, and a **large panoramic terrace** overlooking the village and the greenery. Heating is provided by a **pellet fireplace with a water system connected to radiators**, ensuring even heat distribution and hot water throughout the winter – an efficient and sustainable system for **year-round living in Bulgaria**.

Garden and Outbuildings
The **yard is flat and well-proportioned**, planted with **grapevines, almond, and walnut trees**. There is a **brick outbuilding with an outdoor toilet** and a **small older house** that can be used for storage or converted into a workshop.
The visual impression of the property is that of a **spacious and cozy family home with excellent renovation potential**. The facade requires some refreshing, yet the structure is solid, and the generous layout allows for various improvements.

About Kosharitsa
The village of **Kosharitsa** is one of the most charming areas in Burgas region, located at the foot of the Balkan Mountains, only 6 km from the sea and Sunny Beach. It is known for its pure air, greenery, and peaceful atmosphere, while being just a 10-minute drive from the coastal resorts and amenities. Many families have chosen Kosharitsa as their **permanent home near the sea**.

This property is an excellent choice for those seeking a **house in Bulgaria near the sea**, perfect for a family residence or as a **profitable investment property without intermediaries**.

Scan the QR code for the full property offer:

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