

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 11239         |
| <b>Location :</b>              | Novigrad      |
| <b>Building size :</b>         | 236 m2        |
| <b>Lot size :</b>              | 600 m2        |
| <b>Distance from center :</b>  | 1500 m        |
| <b>Distance from sea :</b>     | 800 m         |
| <b>Distance from airport :</b> | 75 km         |
| <b>Number of floors :</b>      | 2             |
| <b>Number of bedrooms :</b>    | 8             |
| <b>Number of bathrooms :</b>   | 5             |
| <b>Seaview :</b>               | Yes           |
| <b>Parking :</b>               | Yes           |
| <b>Garage :</b>                | Yes           |
| <b>Storage :</b>               | Yes           |
| <b>Air conditioner :</b>       | Yes           |
| <b>Central heating :</b>       | Yes           |
| <b>Energy efficiency :</b>     | Not specified |
| <b>Year of construction :</b>  | 0000          |

**Price :** 599.000 €

Detached house with apartments, located in Novigrad, in a quiet area, near the sea (800 m). There are three apartments on the ground floor, which are successfully rented out to tourists every year. Two apartments with two bedrooms, bathroom, kitchen, living room and terrace, and a studio apartment. On the first floor there is a spacious apartment of 110 m2, consisting of three bedrooms, two bathrooms, kitchen, dining room and living room with access to the terrace with a view of the sea. Heating/cooling: central heating (heating oil) and air conditioning. Carefully arranged garden of 600 m2, where there is a barbecue area, a garage/canteen of 50 m2, and one parking space. There is free city parking in front of the house. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.