

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 11180         |
| <b>Location :</b>              | Novigrad      |
| <b>Building size :</b>         | 57 m2         |
| <b>Lot size :</b>              | 30 m2         |
| <b>Distance from sea :</b>     | 50 m          |
| <b>Distance from airport :</b> | 75 km         |
| <b>Number of floors :</b>      | 2             |
| <b>Number of bedrooms :</b>    | 2             |
| <b>Number of bathrooms :</b>   | 2             |
| <b>Storage :</b>               | Yes           |
| <b>Air conditioner :</b>       | Yes           |
| <b>Energy efficiency :</b>     | Not specified |
| <b>Year of construction :</b>  | 0000          |

**Price :** 479.000 €

House in the city center, in Novigrad, just 50 meters from the sea and well-kept beaches. Total area of 57 m2 with a garden of 30 m2. Its living space is distributed over two floors; ground floor and first floor. On the ground floor there is a modern white kitchen + dining room + living room with access to the terrace and garden. There is also a storage/laundry room on the ground floor, hidden under a stone staircase. On the first floor there is a bedroom with access to the terrace with a view of the garden and park, and a bathroom. In the yard there is another garden house with one bedroom and a bathroom. Heating and cooling is via air conditioning. The house was completely renovated in 2015 and is equipped with modern and high-quality furniture. Due to its exceptional location, in the city center, in the immediate vicinity of shops, restaurants, banks, post office and all other necessary facilities for a comfortable daily life, this beautiful terraced house is an ideal property for anyone who wants to engage in tourism, as well as for year-round housing. The house is sold fully furnished. Price: 479,000 euros. 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 a brokerage commission in the amount of 3% + VAT of the total purchase price.