

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11226
<b>Location :</b>	Brtonigla
<b>Building size :</b>	120 m <sup>2</sup>
<b>Lot size :</b>	1850 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	6000 m
<b>Distance from airport :</b>	65 km
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

Price : 550.000 €

The one-story house with a net residential area of 105 m<sup>2</sup> is located in a quiet area, in an excellent location, near a smaller but highly sought-after place to live - Brtonigla. The detached house consists of a covered entrance, hallway, laundry room, bathroom, three bedrooms, two of which have their own bathroom, and a living area consisting of a kitchen with a dining room and a living room with glass walls and access to a covered terrace and garden. On the large covered terrace there is a lounge area and a barbecue area. In the garden there is also a swimming pool measuring 4x8, and a sunbathing area, and a spacious, meticulously landscaped garden of 1850 m<sup>2</sup> and a fenced yard provide complete privacy and peace. Heating and cooling will be regulated using four air conditioners; the first phase for underfloor heating will also be installed. Private parking. The house is located 2 km from the center of Brtonigla, and about 6 km from the sea and beaches. In the immediate vicinity there are all the necessary facilities for an easier and more pleasant daily life, such as shops, post office, restaurants; the first Waldorf school in Istria was recently opened in Brtonigla. Due to its position and quiet location, the house is perfect as a new home or as a good investment for tourist rental. For additional 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.