

## UNIVERSUM

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<b>Object ID :</b>	2526
<b>Location :</b>	Novigrad
<b>Building size :</b>	270 m2
<b>Lot size :</b>	463 m2
<b>Distance from center :</b>	1 m
<b>Distance from sea :</b>	400 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1995
<b>Additional building potential :</b>	Yes

**Price :** 695.000 €

A house for sale in Novigrad with a beautiful view of the sea and only 400m from the well-maintained beaches.

The house extends over two floors and has a total of approx. 280m2 and a yard of 470m2.

On the ground floor there is a commercial space with a terrace and a garden.

The external stairs lead to a furnished apartment of 140 m2, which consists of 3 bedrooms, a bathroom, a kitchen with a dining room, a living room and a large terrace with a view of the sea.

The house has a large garden with 4 parking spaces.

Due to its position, the property can be used for both tourist and residential purposes.

With an additional investment, the future owner can get a house with 4 residential units. On the ground floor, instead of an office space, 2 residential units of 70m2 can be made, on the first floor there is an existing apartment of 140m2, and the house has the possibility of upgrading another floor

(2nd floor) where a wonderful "penthouse" of approx. 140 m2 with a view of the whole of Novigrad and the sea would be located.

A property worthy of attention.