

## UNIVERSUM

Porporela 2, 52466 Novigrad

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info: +385 99 214 90 23 | +385 99 214 90 25



<b>Object ID :</b>	2716
<b>Location :</b>	Brtonigla
<b>Building size :</b>	312 m2
<b>Lot size :</b>	861 m2
<b>Distance from center :</b>	7 m
<b>Distance from sea :</b>	7 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Sauna :</b>	Yes
<b>Roof terrace :</b>	Yes
<b>Furnished :</b>	Yes
<b>Internet :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Barbecue :</b>	Yes
<b>Automatic irrigation :</b>	Yes
<b>Heated pool :</b>	Yes
<b>Sun lounge :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Floor heating (electricity) :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fire resistant door :</b>	Yes
<b>Condition :</b>	Renovated
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	1818
<b>Year of adaptation :</b>	2022

Old rice : 1.200.000 €

**New price :** 1.100.000 €

In the peaceful surroundings of Novigrad, this authentic stone house with four bedrooms is located. This gem is for sale, extending over approximately 300 m2 in an idyllic and peaceful setting.

Set within its 860 m2 plot, the house extends over two floors and includes a large attic. On the ground floor there is a spacious living room with a fireplace and a kitchen and dining area. Go up to the first floor and you will find a large bedroom equipped with an en suite bathroom. Rising to the attic of this stone beauty, you

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will discover an additional three bedrooms with two bathrooms.

The living area of

the house opens onto a beautiful garden, complete with a summer kitchen and a large heated swimming pool. Add to that a relaxation area equipped with a sauna and you have the perfect retreat for your leisure time.

The entire house has underfloor heating for those cold winter days, while air conditioning provides a respite during the summer.

The property is immaculately furnished and is being sold in as-is condition.

This property, located just 7km from Novigrad and its beautiful beaches, represents an excellent investment opportunity for summer rental, but also as your own vacation spot.