

## UNIVERSUM

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<b>Object ID :</b>	2746
<b>Location :</b>	Novigrad
<b>Building size :</b>	135 m2
<b>Lot size :</b>	60 m2
<b>Distance from center :</b>	5 m
<b>Distance from sea :</b>	5 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Sea View :</b>	Yes
<b>Furnished :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Floor heating (electricity) :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Condition :</b>	Renovated
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1900
<b>Year of adaptation :</b>	2024
<b>Sewerage :</b>	Yes
<b>Asphalted :</b>	Yes

**Price :** 395.000 €

For sale is a renovated terraced house, located in a quiet and picturesque location, which is still only a two-minute drive from the well-maintained beach and the center of Novigrad, away from the summer crowds.

This beautiful house extends over the ground floor and three more floors.

On the ground floor there is a bathroom, a kitchen with a dining table and access to a landscaped yard of 60m2. The first floor consists of a bedroom and a spacious living room. On the second floor and the attic there are bedrooms, each with its own bathroom.

The house is air-conditioned, and underfloor heating is installed in the bathrooms.

Due to its proximity to the center of Novigrad, this property represents an excellent opportunity for solving housing issues, but also as a vacation home.