



# ATTRACTIVE HOUSE IN A QUIET LOCATION IN BRTONIGLA

 Brtonigla

 **489,900 €**  
3,524 €/m<sup>2</sup>



Brtonigla is a municipality rich in natural resources and proud of its untouched nature, which lays the foundation for the development of agricultural production and tourism resources. The municipality is characterized by a mild, Mediterranean climate, which allows for a pleasant stay throughout the year. The boundaries of the municipality are the boundaries of the cadastral municipalities of Brtonigla, Nova Vas and part of the cadastral municipalities of Novigrad and Donja Mirna.

The aforementioned semi-detached house under construction with a living area of 139 m<sup>2</sup> is located in a very quiet location in Brtonigla. The house extends over two floors and the ground



floor will consist of a very spacious open space living room connected to the kitchen and dining room with access to a covered terrace as well as a guest toilet and storage room. On the second floor, which will be accessed by an internal staircase, three comfortable bedrooms are planned, each with its own bathroom. The house will also have a 24 m<sup>2</sup> swimming pool. The entire building is planned to be equipped with PVC and ALU joinery.

The aforementioned property represents a very interesting opportunity given its quiet location, quality materials, and spacious living space that allows the property to be used for family living or as a tourist rental, which would certainly accelerate the return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Dean Žunić

Licensed agent

## Summary

LOCATION	Brtonigla	PROPERTY ID	2754
PRICE	489,900 €	TYPE	House
AREA	139 m <sup>2</sup>	GARDEN AREA	-
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	3	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	Yes	VIEW AT	Settlement
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Flat roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Access road
- Pantry

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