



LD REAL ESTATE
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Code :	00123
Location :	Novigrad
Building size :	180 m2
Lot size :	600 m2
Garden size :	420.00 m2
Distance from center :	1100 m
Distance from sea :	300 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2015
Additional building potential :	Yes

Price : price on request €

A beautiful stone house for sale in the residential part of Novigrad. The house has 3 bedrooms, a bathroom with a Finnish sauna and access to a summer outdoor shower, a kitchen, a dining room and a living room connected by a large glass wall to the outdoor terrace with a summer kitchen and garden. The kitchen also has a pantry. At the entrance of the house, there is a covered porch that can be opened on both sides and connects the entire environment of the house. The house has a guest toilet and a technical room/laundry room. The 400 m2 garden is decorated with old olive trees, palm trees, figs and herbs, which are also illuminated. Automatic irrigation takes care of all plants, a lawn and a hedge that guarantees privacy. The house has a stone heated floor, wooden joinery, ventilation and air circulation connected to a heat pump. The house also has a smart system that connects all cooling, heating, air circulation and lighting functions. The house has an alarm and sensors in the interior, while there are cameras in the exterior. An electric entrance to the parking lot for 2 cars and a small tool room in the garden provide additional comfort for this beautiful house, which is only 300 m from the beautiful beach.