



<b>Code :</b>	01454
<b>Location :</b>	Novigrad
<b>Building size :</b>	106 m2
<b>Lot size :</b>	500 m2
<b>Distance from city :</b>	2000 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	2 / 1
<b>Year of construction :</b>	2017
<b>Year of last adaptation :</b>	2022
<b>Energy efficiency :</b>	B
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Furnished :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 450.000 €

K59

In the vicinity of Novigrad approx. 7 km from beautiful beaches and 2 km from local restaurants and shops, there is a beautiful detached stone house with a swimming pool, surrounded by greenery.

Far enough from the noise and hustle and bustle, yet only a few minutes' drive from the most visited places in Croatia. In an ideal location for rest of soul and body.

The house has an area of 106 m2 and is spread over the ground floor, where there is a hallway, a spacious living room with a kitchen and a dining room, it opens onto a large covered terrace, a landscaped yard with a swimming pool and a sunbathing area, a lounge and a grill area.

It contains three bedrooms, two bathrooms and a toilet. All rooms are air-conditioned and there is a stove in the living room.

It is located on a fenced plot of 500m2 and has two parking spaces.

Due to its location, the house represents a good opportunity for year-round living, given the comfort it offers.

In addition to being an excellent opportunity for family life and vacation, the house can also be rented out well.

If desired, it is possible to buy the house fully furnished and take over the entire rent for 2024.