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|--------------------------------|------------------|
| <b>Code :</b>                  | 00891            |
| <b>Location :</b>              | Novigrad         |
| <b>Building size :</b>         | 130 m2           |
| <b>Lot size :</b>              | 170 m2           |
| <b>Distance from center :</b>  | 2900 m           |
| <b>Distance from sea :</b>     | 2900 m           |
| <b>Number of floors :</b>      | 1                |
| <b>Number of bedrooms :</b>    | 3                |
| <b>Number of rooms :</b>       | 6                |
| <b>Number of bathrooms :</b>   | 2                |
| <b>Number of toilets :</b>     | 1                |
| <b>Attractive location :</b>   | Yes              |
| <b>Arranged environment :</b>  | Yes              |
| <b>Barbecue :</b>              | Yes              |
| <b>Conducted water :</b>       | Yes              |
| <b>Conducted current :</b>     | Yes              |
| <b>Sewerage :</b>              | Yes              |
| <b>Asphalted :</b>             | Yes              |
| <b>Parking :</b>               | Yes              |
| <b>Air conditioning :</b>      | Yes              |
| <b>Underfloor heating :</b>    | Yes              |
| <b>Fireplace :</b>             | Yes              |
| <b>Terrace :</b>               | Yes              |
| <b>Security door :</b>         | Yes              |
| <b>PVC doors and windows :</b> | Yes              |
| <b>Year of construction :</b>  | 2027             |
| <b>Condition :</b>             | New construction |
| <b>Energy efficiency :</b>     | A+               |

**Price :** 620.000 €

A beautiful semi-detached house featuring traditional elements, situated in a quiet location in Novigrad.

The house comprises a ground floor and an upper floor.

The ground floor consists of an entrance hall, a storage room, a guest toilet with an anteroom, and a spacious open-plan living room, kitchen, and dining area with access to a terrace.

The upper floor features three bedrooms, two bathrooms, and a hallway.

The property includes a 170 m<sup>2</sup> garden with a terrace and a paved area suitable for a summer kitchen and a covered pergola. Two parking spaces are located on the plot.



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The exterior facades will feature 10 cm of thermal insulation. PVC joinery will be installed, complete with insect screens and electric roller shutters.

Heating and cooling will be provided by a split-system air conditioning unit in every room.

Additionally, pre-installation for underfloor heating and photovoltaic panels is included.

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