



<b>ID :</b>	00146
<b>Location :</b>	Brtonigla
<b>Building size :</b>	105 m2
<b>Lot size :</b>	100 m2
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of adaptation :</b>	2024
<b>Energy class :</b>	Not specified
<b>Condition :</b>	Renovated

**Price :** 220.000 €

For sale: a house with a fenced yard, with a total area of 105 m<sup>2</sup>, spread over the ground floor and the first floor.

The ground floor includes a storage room with a sanitary unit, suitable for a tavern or additional storage space. The living area consists of a living room with access to a 30 m<sup>2</sup> terrace, a bedroom, and a bathroom. Heating and cooling are provided via an air conditioning unit.

The house comes with a 100 m<sup>2</sup> yard and two parking spaces. The roof has been recently renovated.

The property is situated on a larger plot with another building, and the subdivision process is ongoing, ensuring that the house will become a separate unit.

All essential amenities are just a few minutes' walk away.

For more information, contact us!