

Cozy Two-Story House for Sale, 136 m², in a Picturesque Location, Kotor, House



Seller Info

Name: shtcherba

First Name: shtcherba

Listing details

Common

Title:	Cozy Two-Story House for Sale, 136 m ² , in a Picturesque Location
Property for:	Sale
House type:	detached
Property area:	136 m ²
Lot Size:	450 m ²
Number of Floors:	2
Bedrooms:	2
Bathrooms:	2
Price:	249,000.00 €
Updated:	Nov 25, 2024

Condition

Newbuild:	no
Condition:	Needs renovation
Built:	2006
Last renovation:	2018

Location

Country:	Montenegro
State/Region/Province:	Crnogorsko primorje
City:	Kotor
City area:	Dobrota
Quarter:	Ljuta
Address:	Ljuta bb



Additional information

Energy efficiency:	No
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Parking

Number of parking	1
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spaces:

Description

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Cozy Two-Story House for Sale, 136 m², in a Picturesque Location Located in the charming village of Ljuta, just 6 km from the historic town of Kotor, this property offers a unique combination of privacy, nature, and proximity to essential infrastructure. Key Features: Breathtaking view of the bay: Panoramic views from the terraces on both floors. The sea is only 70 meters away. Ideal location: Surrounded by a laurel forest that creates a peaceful and cozy atmosphere. Quiet neighborhood and safety: Perfect for comfortable living and relaxation. Close to infrastructure: Shops within walking distance, and only 6 km to Kotor. About the House: Two bedrooms located on separate floors. On the 1st floor: a toilet and a spacious shower room with a separate exit to the yard. On the 2nd floor: a combined bathroom with a large bathtub offering sea views. All rooms have access to terraces. Private parking space included. Legal documents are in order, low taxes, and the possibility of obtaining a residence permit. Payment terms are negotiable. Attractive Price Considering Cosmetic Repairs The house is offered at a reduced price due to the need for cosmetic repairs. Even with renovation costs, the total price remains below the average for similar properties in the area. This is a unique opportunity to own a home with stunning views of the Bay of Kotor at an excellent price and to design the space to your taste. Terms of Purchase: For sale without intermediaries, directly from the owner. All questions are discussed and resolved personally with the owner, making the purchase process simple, transparent, and cost-effective. Document verification and transaction processing are conducted with a notary in accordance with Montenegrin law, ensuring security and legal transparency.

Additional contact info

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