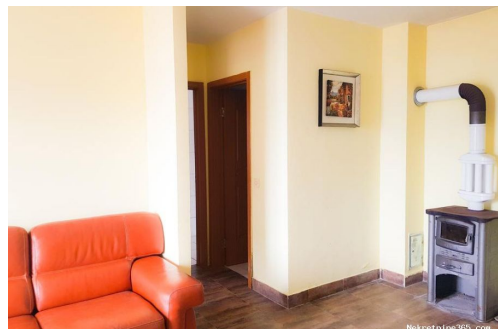


## Cozy Two-Story House for Sale, 136 m<sup>2</sup>, in a Picturesque Location, Kotor, Casa



### Información del vendedor

Nombre: shtcherba  
Nombre: shtcherba

### Datos del anuncio

#### Común

Título: Cozy Two-Story House for Sale, 136 m<sup>2</sup>, in a Picturesque Location  
Propiedad para: Venta  
Tipo de vivienda: separado  
Pies cuadrados: 136 m<sup>2</sup>  
Tamaño del lote: 450 m<sup>2</sup>  
Número de pisos: 2  
Dormitorios: 2  
Baños: 2  
Precio: 249,000.00 €  
Publicado: 25.11.2024

#### Condición

Nueva construcción: no  
Condición: Renovación de las necesidades  
Desarrollado: 2006  
Última reforma: 2018

#### Ubicación

País: Montenegro  
Provincia / Región / Crnogorsko primorje  
Provincia:  
Ciudad: Kotor  
Área urbana: Dobrota  
Trimestre: Ljuta  
Adresa: Ljuta bb



#### Información adicional

Eficiencia energética: No

#### Estacionamiento

Número de plazas de 1

aparcamiento:

## Descripción

Información adicional: Cozy Two-Story House for Sale, 136 m<sup>2</sup>, 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.

## Información de contacto adicional

Número de referencia 691326

interno:

Teléfono de contacto: +382 (67) 142-962