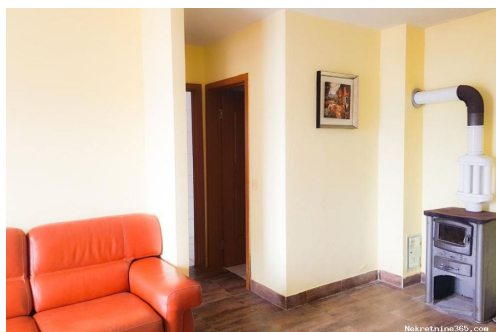


## Cozy Two-Story House for Sale, 136 m<sup>2</sup>, in a Picturesque Location, Kotor,

### Kuća



#### Seller Info

Ime: shtcherba

Ime: shtcherba

#### Listing details

### Opšti podaci

Naslov oglasa:	Cozy Two-Story House for Sale, 136 m <sup>2</sup> , in a Picturesque Location
Nekretnina za:	Prodaja
Tip kuće:	samostojeća
Površina:	136 m <sup>2</sup>
Površina placa:	450 m <sup>2</sup>
Broj spratova:	2
Broj soba:	2
Broj kupatila:	2
Cijena:	249,000.00 €
Ažurirano:	Nov 25, 2024

### Stanje

Novogradnja:	Ne
Stanje:	Potrebno renoviranje
Izgrađeno:	2006
Zadnja adaptacija:	2018

### Lokacija

Država:	Crna Gora
Region:	Crnogorsko primorje
Općina/Grad:	Kotor
Naseljeno mjesto:	Dobrota
Kvart (čtvrta):	Ljuta
Adresa:	Ljuta bb



### Dodatne informacije

Energetski razred:	Nema
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### Parking

Broj parking mjesta:	1
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## Opis

Opis:

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.

## Dodatne kontakt informacije

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