

# House with legalized documents, Podi

Price: 110'000 EUR

ID: 6920

Region: Herceg-Novi

Year of construction: 1976

Plot size: 300 m2

House area: 50 m2

Size of terraces: 12 m2

Number of bedrooms: 2

Storeys: 1

Sea view: Yes

Distance to sea: 2000 m

A well-maintained house for sale in a quiet area of Podi, 5 minutes drive from Herceg Novi. The house was purchased in 2014, completely renovated and used only a few months a year as a holiday home. The house is in excellent technical condition and does not require any investment. Sold with furniture and appliances. There is a possibility of building a second floor. The roof is flat and has a triple layer of waterproofing. There is also an additional electrical panel on the roof. There is a view of the sea as well as the mountains. Inside the house there are 50 m2 of living space: kitchen with living room, bathroom, bedroom and office, which can be converted into a second bedroom.

There is a wood stove and air conditioning. The house also has a small storage room outside.

A plot of 300 m2, on which many different plants are planted: figs, olive trees, cherry trees, lemon trees, acacias, hydrangeas and others. There is a garage, 12 m2, included in the documents, it can easily accommodate a crossover and a supply of firewood for the winter.

The documents are in order, no problems, everything is legalized.

Podi is located on a hill, the sea and the city are 5 minutes by car. The walk takes about 20 minutes. There are several cafes and grocery stores within walking distance. Convenient to get to Bosnia, only 20 minutes to the border. There are also many hiking trails for exploring the mountains. Due to the fact that the house is located on a hill, in hot weather the wind blows from the open sea and being outside during the day is much more comfortable than in the city.



