

House 200 meters from the sea, Risan

Price: 230'000 EUR

ID: 6952

Region: Risan

Plot size: 388 m²

House area: 92 m²

Size of terraces: 13 m²

Number of bedrooms: 2

Storeys: 2

Sea view: Yes

Distance to sea: 200 m

Cozy 2-storey house with a terrace and a garden in the center of the historical town of Risan, 200 meters from the sea.

Structure of the house: first floor 46m² consists of kitchen-living room, bedroom and bathroom; second floor - kitchen-living room, 2 bedrooms, bathroom with shower and 13m² terrace overlooking the sea and mountains. The staircase connecting the floors is located on the street side, so each floor has a separate entrance. The floors have air conditioning and underfloor heating systems. On the territory there is a garden, a freshly planted lawn using geotextiles, palm trees, kumquats, and figs, walnut, as well as lavender, roses and jasmine, planted along the perimeter of the fence for the "Green Fence" purpose, in 1-2 years it will be a solid green wall, which will add privacy and beauty. There is also a summer kitchen of 13 m², a terrace with a barbecue grill, under the stairs there is storage space, and a portable swimming pool for children. The house is equipped with video surveillance. Water and electricity are centralized. The entire infrastructure of the city is within walking distance (kindergarten, playground, park, school, grocery stores, market, restaurants, as well as several beaches). Separately, I would like to add that Risan is an ancient city with monuments of the ancient period, is considered the most ancient settlement in the Bay of Kotor and is located a few kilometers from Perast and Kotor. A quiet and cozy place with history and stunning nature.

Addition: The house is currently undergoing finishing work on the marble facade (insulation was previously done); the house has a high rental potential (the owners rent out the second floor and have a net profit of 9000€ annually); there is permission to build a third floor.



