

## EURO PARTNER

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<b>Code :</b>	00132
<b>Location :</b>	Brtonigla
<b>Building area :</b>	234 m2
<b>Land area :</b>	2002 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	2 km
<b>Distance from the sea :</b>	6 km

**Price : 1.600.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2020
<b>Condition :</b>	Newly built

### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

In a small village near Brtonigla, we are selling a superbly equipped villa with 4 bedrooms and a view of the sea.

The building is 234 m2 wide and has an area of 2002 m2.

### INTERIOR AND EXTERIOR

The interior of the house is open with lots of natural light. You can also view the property in at least 2 bedrooms as long as possible.

On the ground floor there are living rooms (large kitchen, dining room and living room) and 2 more bedrooms with their own bathrooms and a guest toilet.

This is the best place for you and your outdoor space with a large covered terrace and steps leading down to the pool with views of olive

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groves, vineyards and more.

The 44 m<sup>2</sup> swimming pool is heated in the Electrolysis system. Next to the pool there is a summer kitchen, an outdoor shower and a wellness area.

The special feature of the interior is the arrangement that combines natural materials (wooden floors, stone details) and a chimney for heating and atmosphere.

**TECHNICAL EQUIPMENT OF THE HOUSE:**

- Windows and doors - three-layer glass.
- Electric blinds on the windows.
- Heated pool
- Video surveillance
- Heating and cooling of the house is organized through a heat pump: underfloor heating and cooling in all rooms, fan coils for cooling the space.
- Automatic irrigation of the environment

If you have a large company, you can change your capital. You need to go to VAT pay, and there is also a notice board.

The property is neat and unencumbered.