



**LD REAL ESTATE**  
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<b>Code :</b>	00039
<b>Location :</b>	Brtonigla
<b>Building size :</b>	120 m2
<b>Lot size :</b>	100 m2
<b>Garden size :</b>	30.00 m2
<b>Distance from center :</b>	2900 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Additional building potential :</b>	Yes

**Price :** 135.000 €

A house for reconstruction is for sale. The house is located in a small village in the immediate vicinity of Brtonigla, which has everything a modern resident needs. Pharmacy, market, bank, various restaurants, wineries and church.

The house is in a row and has a total of 120 m divided into 3 floors. On the ground floor there is a kitchen, a bathroom and a part that is currently used as a tool room/basement. One part of the ground floor has a separate entrance and is located under the terrace located on the 1st floor. The house has 3 bedrooms and a terrace on the 1st floor. The attic is currently used as a storage room and can be used as 3 floors because the heights allow it.

The house needs a general reconstruction starting from the mezzanine structures, roof, installations, insulation and upgrades that are possible. The house has a 30 m2 yard in front. It is a great opportunity for potential buyers who want to own and live in an autochthonous village.