



297 sq.m. spacious residential house with commercial premises, and 850 sq.m. adjoining territory in an exclusive location - Robežu street, Liepāja, 4 isolated bedrooms, 2 living rooms - one of them combined with a kitchen, 3 bathrooms, room for commercial activities. Garage, glazed lounge in the yard. Fenced area. The house is built of brick, insulated with wool, metal roofing. New electrical installation, 3-phase electricity connection (additional diesel generator - in case of power loss). Heating - city central (low payments around 200 EUR per month in the winter season), alternative heating - solid fuel boiler and fireplace. For hot water - city connection and hot water boiler. The layout of the building corresponds to the inventory file. More information by phone. 3D tour - in the attached link.

- **Condition of the building:** landscaped courtyard, new roof, new risers, new heating system, fenced area
- **Parking:** Parking in the yard, garage
- **Utility systems:** sewerage, electricity, cold water, hot water, отопление, all communications, water well, new risers, Individual heating meters, new wirework, central furnace heating, fireplace heating
- **Planning:** separate rooms, the layout is in accordance with the inventory file
- **Location and surroundings:** near to sea, close to the center, close to public transport, convenient public transport, Center, dārzs

Approximate fees of registration in the Land Register

- **Stamp duty:** 8325 EUR
- **Office duty:** 21.34 EUR



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