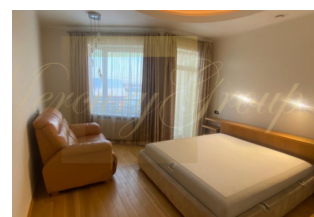
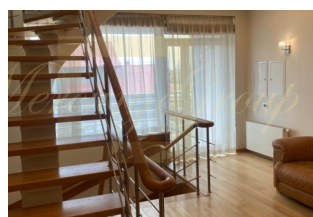
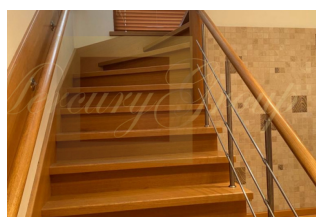
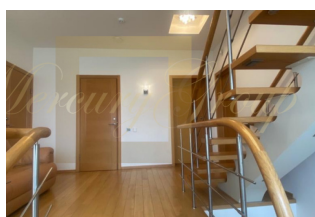




**Three-story house with a pool in
 Catlakalns**

Latvia, Riga

Price:	€ 400 000
Object type	House
House type	Detached house
Number of rooms	6
Land area	1356 m ²
Area	351 m ²
Category	For sale



A beautiful property with an outdoor pool is for sale in the historical center of Katlakalna, in the territory of private houses, in a quiet and peaceful place. Fully fenced plot with a total area of 1356 m², with an outdoor pool (4x10m) and two garages. A three-story residential building and an underground floor with a total area of 351 m². The residential house was put into operation in 2007. The house is built from monolithic reinforced concrete foundations 30 cm, waterproofing, decorative plaster, built from Fibo blocks 30 cm external walls, internal load-bearing walls are built from 30 cm bricks. All railings are made of stainless steel, including the railings for the outdoor terrace and all balconies are made of stainless steel. Ventilation system (recuperator), built-in vacuum cleaner on all three floors, very convenient wiring. The lighting in the hall and at the entrance to the house turns on with sensors. The house can be illuminated from the outside, including the balconies. Oak parquet floor in all rooms, oak stairs to all floors, oak doors, high quality tiles in bathrooms. All documents agreed. Automatic gates are opened with a remote control and additional gates in the territory and garages.

Well-maintained, flat, paved large area around the house, along the fence and pool, where you can ride a bike, lawn.

Outdoor pool (4x10m):

- + Water circulation and countercurrent for the pool
- + The solar collectors are connected to the pool heating and the solar collector ensures that there is no need to heat the hot water in sunny weather in the summer.

LAYOUT: Underground floor with automatic gate located:

- + Garage - 49.25 m²
- + Fireplace - 15.9 m²
- + Storage rooms - 32, 93 m²
- + Ramps - 63.6 m²
- + Possibility to enter the house straight from the underground floor. On the first floor there are:
- + Garage with automatic gate - 27, 21 m², possibility to enter the house straight from the garage, with exit to the first terrace
- + Windshield - 2.94 m²
- + Hall with stairs - 10.2 m²
- + Living room -32, 83 m², from which exit to the second terrace



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- + Terrace - 36.5 m²
- + Kitchen 16, 17 m²
- + Sanitary unit - 1.97 m²
- + Utility room - 3.16 m²
- + Porch - 11.17 m²

Warm floors are used for heating the antechamber and bathroom on the first floor, and radiators for the other rooms.

On the second floor there are;

- + Hall with stairs - 13.31 m² with exit to the first loggia - 6.81 m²
- + Two isolated rooms - 18, 1 m², 19 m²
- + Spacious sanitary complex with bath (6.2 m²)
- + Bedroom - 14.33 m² with an exit to the second loggia - 2.48 m² with its own wardrobe - 14.42 with an exit to the third loggia - 6.78 m² and its own private bathroom - 8.5 m² with a bath.

On the second floor, warm floors and radiators are used for heating the bathrooms, radiators for the other rooms.

The third floor has:

- + Room - 16.08 m² (sink with water tap installed in a closed cabinet)

COMMUNICATIONS:

- + Heating - on all floors, including the underground floor, is provided by a Wiessmann gas boiler. Only copper (capar) pipes are used in the heating system
- + Warm floors
- + Electricity - three phases
- + Water - spice
- + Sewerage - BIO (biological treatment plant that works autonomously) can be immediately connected to the city's water supply and sewerage system, as the communications are connected to the territory.
- + Home alarm system with motion sensors and fire alarm, which is connected to the security company. An asphalted road leads to the property. Convenient location with good infrastructure - a kindergarden, primary school, two types of public transport, 3 minutes' walk to the minibus stop. walk and bus stop 26 - 10 min. promenade, shop, cultural center, library, and a well-maintained beach on the bank of the Daugava - 5 minutes' walk away. To the center of Riga - 12 km.

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