



**Three-storey house with pool in
 Lustica**

*Montenegro, Herceg Novi and surrounding
 area*

Price:	€ 600 000
Object type	House
Number of rooms	4
Area	432 m ²
Category	For sale



The house with the total area of 431.67 m² is situated at an altitude of 71 meters above the sea level. In front of the house you can see the island Mamula, Prevlaka peninsula and the entrance to the Kotor Bay. The house is equipped with the central heating system and hot water. Garden near the house has both fruit trees and ornamental plants. Fruit-bearing trees are: kiwi, grapes, quinces, cherries, peaches, pomegranates, persimmons, apricots, tangerines, oranges, lemons, fortunela, figs. The area also has a barbecue oven for kebabs cooking and other barbecue dishes. The area has 2 parking places. The house consists of 3 floors. On the first floor there are: - a 2-bedroom apartment (designated for guest or domestic workers) with the total area of 40.72 m²; - a room with the total area of 34,65 m², which can be used as a recreation room, ironing room, etc. ; - wine-vault with the total area area of 13.24 m²; - boiler room; - cooling chamber; - room for freezers; - Garage with the total area of 23,25 m². On the second floor there are: - kitchen with the total area of 13 m²; - compartment with an area of 78 m² which is divided into three zones - a resting area, dining room, office. Seaview. - hallway with the guest toilet; - covered terrace with the tota area of 90 m²; - outdoor terrace and a swimming pool with a total area of 95 m², swimming pool is 10 x 4 x 1.6 m. - shower room with boiler. On the third floor there are: - Bedroom with the total area of 20 m²; - Bathroom with the total area of 7.16 m²; - Entrance hall with the total area of 4.3 m²; - Loggia with the total area of 7.6 m², view over the sea; - Bedroom with the total area of 22.5 m²; - Bathroom with the total area of of 6.5 m²; - Entrance hall with the total area of 3.71 m²; - Loggia with the total area of 8,65 m², views over the sea; - Bedroom with the total area of 26.15 m²; - Bathroom with the total area of 6,23 m²; - Entrance hall with the total area of 4.11 m²; - Loggia with the total area of 7.6 m², which overlooks the sea.

Contacts:

Tatyana Artamonova

GSM: +37128487878

(Viber, WatsApp)

E-mail: luxury@mercuryestate.com