



**1 800 000 €**

<b>Object ID:</b>	181418
<b>Transaction:</b>	Sale,
<b>County:</b>	Pärnu maakond
<b>City/county:</b>	Pärnu linn Kesklinn
<b>Type of heating:</b>	electricheating, electricalunderfloorheating, air-conditioning, air source heat pump
<b>Year of construction:</b>	1920
<b>Readiness:</b>	Renovated
<b>Ownership form:</b>	registered immovable
<b>Cadastral register number:</b>	62510:096:1340
<b>Total area:</b>	605.70 m <sup>2</sup>
<b>Area of plot:</b>	1461.00 m <sup>2</sup>
<b>Sale price:</b>	1 800 000 €
<b>Price per m<sup>2</sup>:</b>	2 972 €

**Additional info**

burglar alarm, air-conditioning, furniture, industrial power supply, internet, kitchen, furnished kitchen, new sewage system, courtyard, duplex, high ceilings, new wiring, central water, fenced area, auxiliary building, entry from the street

**Information**

In the historic heart of Pärnu, in an area surrounded by parks and boulevards, the seller has renovated a villa from 1930 and a courtyard house-accommodation building from 2002. A real architectural gem - suitable for both business and stylish residence!

The villa with an area of ??385 m<sup>2</sup> has been completely renovated with new technical systems. Currently operating as an accommodation company (24 beds)

- On the 1st floor there is a dining hall, a lobby room, a kitchen with a serving room, and auxiliary rooms
- On the 2nd floor, there are six rooms (13 - 19 m) with sanitary units (shower corner, toilet, sink), in the middle of which there is a stairwell.
- the reading room-hall is located on the roof floor, the space is given its originality by the part of the glass floor installed above the air space of the stair hall
- economic (laundry care), personnel (shower corner, toilet) and technical rooms are located on the Celtic floor.

The courtyard house with an area of ??220 m<sup>2</sup>, completed at the beginning of 2002, is located at the back of the plot and there are 4 apartments, (20 beds in total):

- on the 1st floor, three smaller ones (each with its own kitchen and shower corner, toilet, sink)
- on the 2nd floor, 6 rooms (9 – 11 m<sup>2</sup>) in a corridor system, two shower rooms-wc, and a common kitchen-living room and access to the balcony.

Location on the quietest side street in the heart of the city, where cafes-restaurants, shopping centers and the beach are just a short walk away.

**Real estate agent**



**Tiiu Lebedev**  
 tiiu.lebedev@lvm.ee  
 +3725072168

**, Võimlemise 6**























