



1 800 000 €

Object ID:	181418
Transaction:	Sale,
County:	Pärnu maakond
City/county:	Pärnu linn Kesklinn
Type of heating:	electricheating, electricalunderfloorheating, air-conditioning, air source heat pump
Year of construction:	1920
Readiness:	Renovated
Ownership form:	registered immovable
Cadastral register number:	62510:096:1340
Total area:	605.70 m ²
Area of plot:	1461.00 m ²
Sale price:	1 800 000 €
Price per m ² :	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 m² 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 m², 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 m²) 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



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