

Object ID:	197708
Transaction:	Sale, House
County:	Tartu maakond
City/county:	Tartu linn Vaksali
Type of heating:	air-conditioning, air source heat pump
Year of construction:	1939
Readiness:	In completion stage
Ownership form:	registered immovable
Cadastral register number:	79506:006:0001
Total area:	1117.90 m <sup>2</sup>
Area of plot:	1911.00 m <sup>2</sup>
Sale price:	1 174 200 €
Price per m <sup>2</sup> :	1 050 €

**Additional info**

hot-water boiler, electricity, internet, metal roofing, sauna, shower, water, separate, toilet, separate entrance, attic, central water, fenced area, auxiliary building, public transportation, entry from the street

**1 174 200 €**

**Information**

Residential property suitable for a multi-apartment building!

A developed property at the intersection of the Central and Vaksali districts has been added to the public offerings in the real estate market.

This is a two-story building with a cornerstone laid in 1939, including both a basement and an attic floor.

Although the current purpose of the property is commercial land, according to the general plan of Tartu city, it is a prospective area for a residential building.

The house is equipped with Telia fiber optic cable, central water and sewerage, and an electrical capacity of 3x250A.

Currently, the house is heated with local electric heating, but it is possible to connect to the central heating and gas pipeline on Tiigi and Kastani streets.

In addition to the main building, there is a shed/utility building on the property with a closed net area of 129m<sup>2</sup>.

The property does not have any environmental or heritage conservation restrictions.

The price does not include value-added tax (VAT), and VAT is not added to it.

Get in touch and ask for more!

**Real estate agent**



**Philip Saksing**  
 philip.saksing@lvm.ee  
 +37253484806

**House, Tiigi 76a**

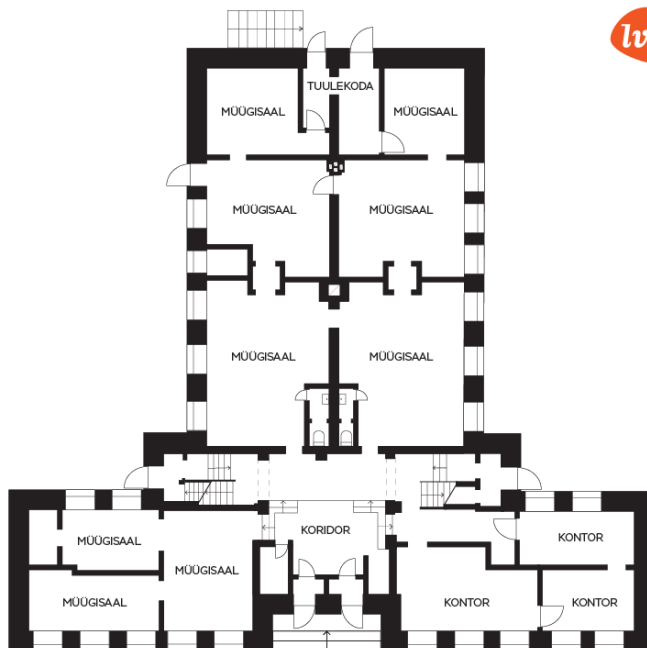




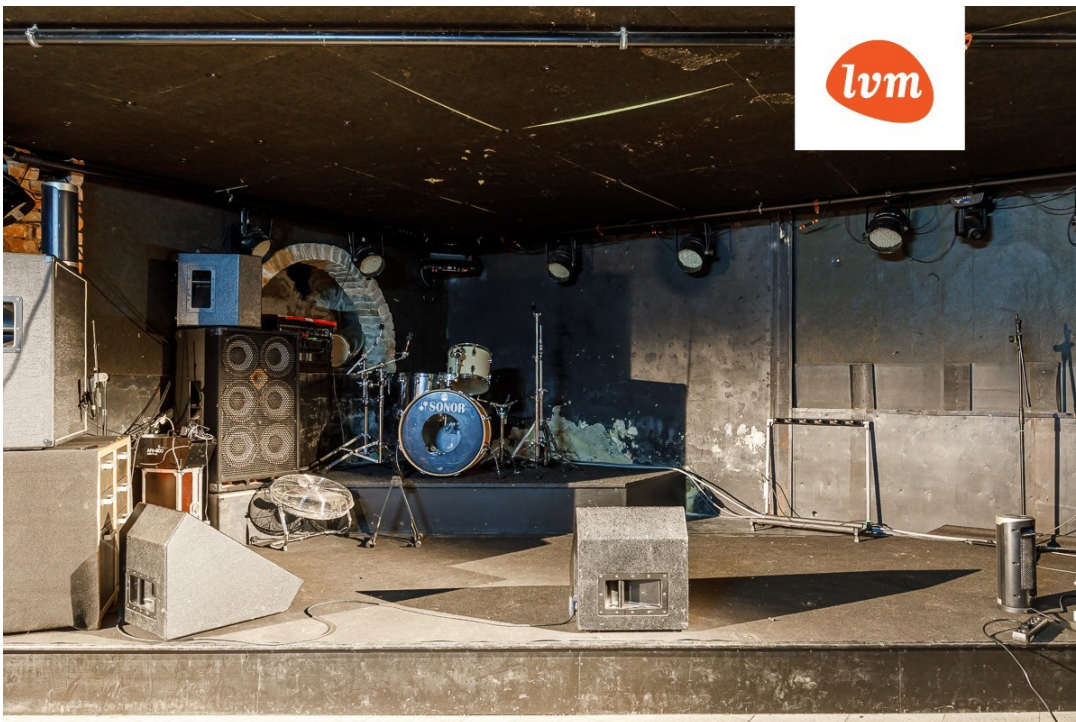




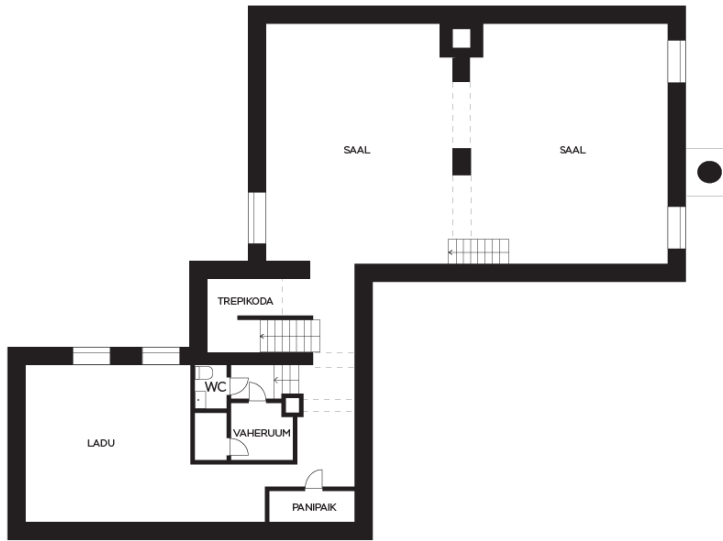
**Tiigi 76a**  
I korrus







**Tiigi 76a**  
Keldrikorrus















**Tiigi 76a**  
II korrus

