

**Additional info**

burglar alarm, balcony, bathtub, hot-water boiler, wardrobe, electricity, Garage, industrial power supply, internet, stone roofing, sauna, shower, telephone, water, separate WC, furnished kitchen, video surveillance, separate rooms, open kitchen, new sewage system, separate entrance, new wiring, wall cabinets, local water, fenced area, auxiliary building, public transportation, forest nearby

**House, Puuna****Information****299 500 €**

Nearest beach 4km! 2 log houses, outdoor kitchen, shed, and parking!

Located a one-hour drive from Tallinn, this 2.92-hectare property features a two-story log house, outdoor kitchen, 162m<sup>2</sup> shed, parking area, and a small log house previously used as both a sauna and workshop. Both a river and a pond with a small island flow along the edge of the yard. The island can be accessed via one of two arched bridges.

The main log house was built in 2009 and encompasses 272m<sup>2</sup> of living space, divided into spacious rooms including four bedrooms, a large living room, kitchen, utility kitchen, 2 bathrooms and 2 toilets, sauna, storage room, boiler room, and sliding wardrobe closets. Furniture is not included in the price.

The log house has naturally good ventilation with fresh air always present in the rooms. Additionally, the logs keep the house pleasantly cool in summer, while in winter, warmth is provided by floor heating on the first floor and radiator heating on the second floor, both powered by a pellet boiler. The house can also be heated with firewood.

Hot water comes from a heat exchanger accumulation tank, plus there's a 180L electric boiler. Utility costs are €50 per month in summer and €250 in winter, including electricity and heating costs.

The nearest beach is 4 km away, though there are several options with the best sandy beaches just a 7-minute drive away. Beautiful pine forests and lakes (Tänavjärv) are nearby. The bus stop is 130m away, and the nearest school, kindergarten, and shop are 10 km away.

**OVERVIEW:**

- 7 rooms and 272m<sup>2</sup> living space
- Price includes log house, shed, outdoor kitchen, small log house
- Sauna
- Hot water from heat exchanger accumulation tank, plus 180L electric boiler
- Floor heating on first floor, radiator heating on second floor, both powered by pellet boiler
- Utility costs €50 in summer and €250 in winter
- Nearest beach 4km, bus stop 130m, shop 10km
- 60km from Tallinn
- All documentation in order

Get in touch and let's schedule a viewing.

Object ID:	199831
Transaction:	Sale, House
County:	Harju maakond
City/county:	Lääne-Harju vald Änglema küla
Type of heating:	central heating, hydronicunderfloorheating, solid fuel
Year of construction:	2009
Readiness:	Completed
Ownership form:	registered immovable
Cadastral register number:	56201:001:0492
Total area:	272.40 m <sup>2</sup>
Area of plot:	29200.00 m <sup>2</sup>
Sale price:	299 500 €
Price per m <sup>2</sup> :	1 099 €

**Real estate agent**

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**House, Puuna**

















































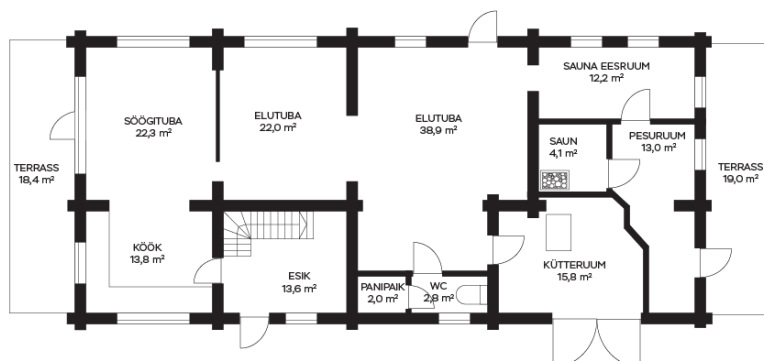








**Puuna, Änglema**  
I korrus



**Puuna, Änglema**  
II korrus

