



385 000 €

Object ID:	80444281
Transaction:	Sale, House
County:	Tartu maakond
City/county:	Tartu vald Maramaa
Floor:	1
Number of rooms:	4
Type of heating:	air source heat pump, solid fuel
Year of construction:	2002
Ownership form:	registered immovable
Cadastral register number:	79401:006:0079
Total area:	175.50 m <sup>2</sup>
Area of plot:	1530.00 m <sup>2</sup>
Sale price:	385 000 €
Price per m <sup>2</sup> :	2 194 €

**Additional info**

high ceilings, strip flooring, refrigerator, furnished kitchen, bathtub, washing machine, ventilation, sauna, shower

**Information**

A distinguished stone house has been added to the public listings of the real estate market in Maramaa.

This home stands on a 1,530 m<sup>2</sup> plot, with its centerpiece being a living room featuring ~4 m high ceilings, crowned by a fireplace.

The layout of the house is functional – the bedrooms (one of which is currently used as an office) are located behind the spacious, glass-walled living room, while the kitchen, sauna, and utility areas are in the other wing.

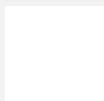
The home has been well maintained, with recent updates including a refreshed exterior, the addition of an air-to-water heat pump (a solid fuel boiler is also in place), air conditioning, as well as updated interior finishes and furnishings. The cherry on top is that the property has an official occupancy permit.

The house is equipped with Telia fiber-optic internet and 3x20A electrical capacity.

Monthly maintenance costs are economical – up to €120 in summer months and up to €220 in winter.

A bus stop on Ranna tee is just 450 m away, and there's also a safe 3.8 km light traffic road leading into town. The nearest grocery stores are Kvissentali COOP, Puistee Rimi, and Vahi Selver.

Get in touch, ask for more information, and come see it for yourself!

**Real estate agent**

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**House, Taaramäe 11**









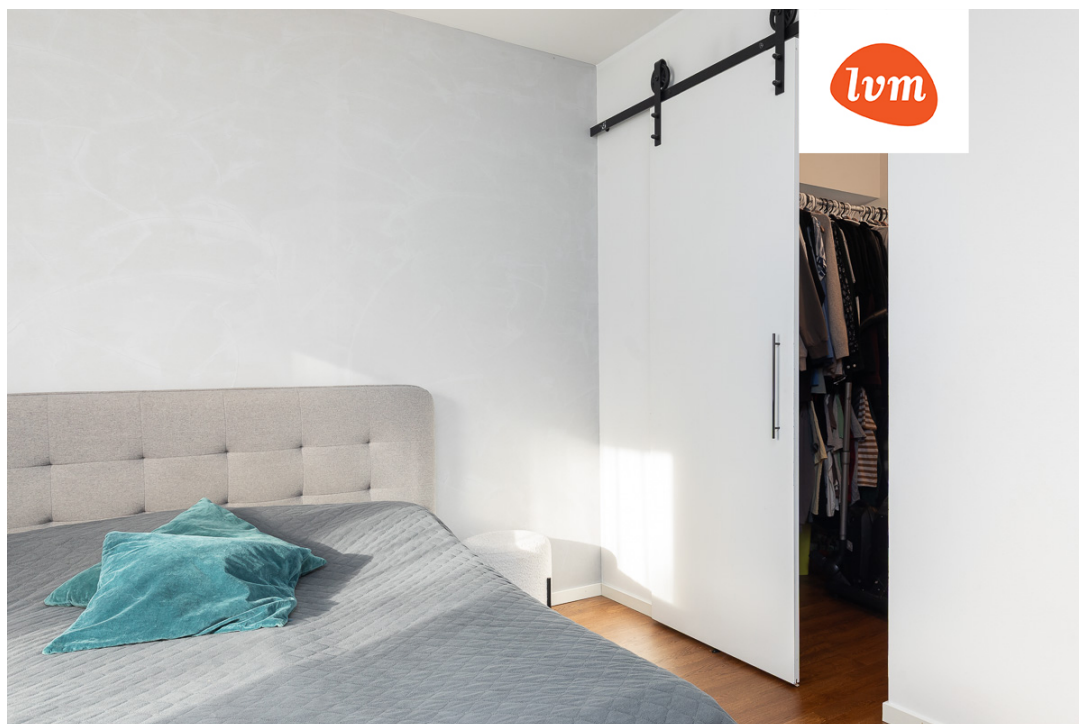
























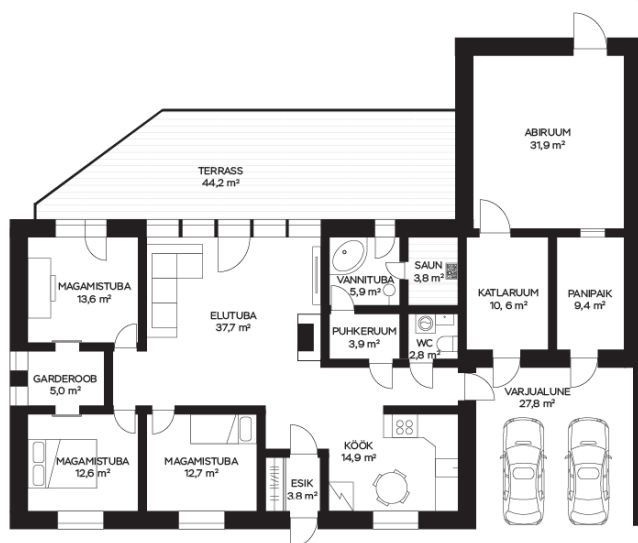






Taaramäe 11

**lvm** kinnisvara



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