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HOUSE · BUY · PROPERTY REF. 3333ZZ

House by the Sea in Bar !!!

85000 Bar (Montenegro) · · exact address on request

750.000 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	PLOT	YEAR BUILT
11	400,02 m²	500,02 m²	2019

All details at a glance

Features

The house comprises 3 floors.
Floor 1 comprises a kitchen, a large living area and two bathrooms. One bathroom features a jacuzzi.
Floor 2 comprises 4 apartments with a huge terrace offering sea views.

Floor 3 comprises 4 apartments with sea views.

The villa is being sold fully furnished. The property features a pool (18 m^2) and a large, beautiful garden.
Internet and cable television are also available.

Description

Have you always dreamed of waking up by the sea and the beach each morning, or have you always wanted to feel like a hotel owner??? Then this property is exactly right for you!!
With this cosy, small but exquisite mini-hotel, you can fulfil your dream.
From the house, you have a magnificent panoramic view of the Adriatic Sea – you will feel as though you are in a film, so wonderful is the scenery. This can be enjoyed from every apartment.

The property is situated in a scenic, picturesque, almost surreal and very tranquil yet also exclusive setting. It is located within the green belt zone, meaning that the surrounding area benefits from significantly better air quality and an improved local microclimate.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

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Energy efficiency class –

Certificate type	Energy source	Heating system year
–	–	–

Year of construction
2019

Location

The villa is located no more than 350.5 metres from the beach – a distance you or your guests are sure to love. From there, you have direct access to the town beach bar, which is very clean and attractive.

The town of Bar is a small town with approximately 13,000 inhabitants. There is an important ferry connection between Bar and Bari (Italy). The second key connection is the Bar–Belgrade (Serbia) railway line.

The villa was designed and built with all the necessary documentation, and all municipal and utility connections are in place.

 85000 Bar, Montenegro · View on Google Maps (https://www.google.com/maps/search/?api=1&query=42.09807,19.09494)

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@internationale-immobilienvermittlung.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende

Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@internationale-immobilienvermittlung.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

More photos


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