

We offered for sale residential building in Latvia, in Roja, near the coast of the Baltic see gulf. Roja is the center of the parish, located 125km from Riga. Roja has its own port, it is the seventh largest port in Latvia.

The residential house with outbuildings (garage, shed, cellar) and land is located in a quiet eastern part of the village, in a block of detached houses.

Total area of the building 99,5 m<sup>2</sup>. Building consists of 3 living rooms, one bathroom, kitchen and veranda. 1 floor of the house is inhabited, the attic of the house is not bouilt. Have a central utilities connections to electricity, water and sewer networks. Heating is provided with with wood stoves. A boiler for the supply of warm water is installed.

The building is suited to the needs of one family. The house needs repair or reconstruction.

The total area of the land plot is 2140 m<sup>2</sup>. There are one barns, a garage and earth cellar. In the garden has apple and cherry trees of different varieties. The property has an asphalt driveway.

The property is located near the beach, the rocky seashore of Roja, where the shore has a peculiar charm with scattered stones and the leisurely passage of time, the walking distance is 200m (5 minutes). On the other hand, the golden sand beach with well-equipped infrastructure is 20 minutes away by foot, passing through the center of the village.

The two seashores are separated by the port of Rojas, which is the 7th largest port in Latvia with two jetties that extend into the sea up to 600m, each of them has its own lighthouse at the end. A beautiful place to walk.

All necessary infrastructure is available in Roja - county council, post office, shops, cafes and restaurants, hotels, Roja museum, cultural center, well-equipped open-air stage, kindergarten, high school, music and art school, doctorate, has its own bus station, as well as a port for sailing enthusiasts , gas station, car service, etc.The neighnorthood is quiet and the neighbors are friendly.

Fulfill your dream of living by the sea, in the center of the parish, where all infrastructure is available. We will agree on a face-to-face inspection separately.