

## Garkalne, Kalnu iela, Latvia

220 000 € 1 042.65 EUR/m<sup>2</sup>

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### Basic information

Property type: Private house

Rooms: 5

Floors: 3

Area: 211.0 m<sup>2</sup>

Land area: 860.0 m<sup>2</sup>

Balcony: No

### Additional information

For sale is a spacious and functional private house with a beautifully maintained garden located close to the forest. The property is ideal for a family looking for the opportunity to adapt the home to their personal needs.

The house offers two living rooms, three bedrooms, a kitchen, and two bathrooms across two floors. The basement level includes utility rooms, a garage, and an electric sauna. There is also the possibility to develop a full third floor.

The house is officially commissioned.  
Foundations – reinforced concrete and concrete blocks.  
Walls – wooden frame construction.  
Floor structures – wooden beams.  
Heating – pellet boiler.

From the street side, the property features a high-quality wooden fence, automatic gates with remote control, parking space for two cars, and a paved courtyard.

The added value of the property is a designer enclosed terrace and a carefully planned, mature garden with perennial plantings, lawn, decorative shrubs, and trees. The territory is well maintained, requires no immediate investment, and is ready to be enjoyed all year round.

The house requires cosmetic renovation, offering the new owner the opportunity to realise their own interior vision.

Garkalne is one of the most sought-after residential areas in the Riga suburbs, offering convenient daily infrastructure and excellent access to Riga.

A railway station, school, preschool, and kindergarden are all within a 5–10 minute walk.

Riga city centre is approximately 25 minutes away. Convenient public transport connections are available.

#### ☐ **Contact us to arrange a viewing.**

This is a property with a unique atmosphere that can truly be appreciated only in person.

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