

## Mežāres, Kadiķu iela 1, Latvia

319 999 € 1 073.82 EUR/m<sup>2</sup>

### Basic information

Property type: Private house

Rooms: 4

Floors: 2

Area: 298.0 m<sup>2</sup>

Land area: 2541.0 m<sup>2</sup>

Balcony: No



### Additional information

Unique Spacious House for Sale in Mežāres.  
Your new home in the picturesque village of Mežāres: the perfect place for comfortable living.

Main Characteristics:

- Total land area: 2541 m<sup>2</sup>.
- Total living area: 245 m<sup>2</sup>.
- Total building area with terraces: 298 m<sup>2</sup>.

A home created with love and care:

Designed and built by the owner for himself, completed in October 2007, and has been maintained in perfect condition ever since. No repairs needed, all equipment is in working order.

Layout and amenities:

- Living room: Spacious, with a wood-burning fireplace and access to the terrace.
- Kitchen: Gas hob, built-in electric oven, refrigerator, and dishwasher, osmosis filter for drinking water.
- Bedrooms: 3 separate bedrooms, two with their own showers.
- Bathrooms: 2 bathrooms (one guest, one in the master bedroom).
- Sauna: Wood-burning and electric, with a shower and tipping bucket, anteroom with underfloor heating and a separate boiler.
- Boiler room: With an internal hydrophore, water filters, and a wardrobe.
- Corridor: Spacious entrance corridor with a built-in sliding wardrobe.
- Terraces: 3 terraces with monolithic concrete foundations, one fully or partially closed with plastic blinds, one partially protected from rain, and one open from the facade.
- Garage: For 2 cars with automatic roller doors (one remote for main and garage doors).
- Entrance gates: Automatic with an intercom and video electronic lock for the gate.
- Attic: For seasonal items with a retractable ladder from the garage.
- Utility shed: For garden equipment with a barbecue area.
- Pool: Frame summer pool with a quartz sand filter.
- Greenhouse and garden: With fruit trees and a vineyard with real tasty harvests.

Communications and engineering systems:

- Water supply and sewerage: Central sewerage and water supply from the village well, as well as your own well with a filtration system (ion exchange resin and osmosis filter for drinking water).

Electricity: 25A 2-phase from the village network. Solar

- Electricity: 25A, 3-phase from the city network. Solar panels with an inverter connected to the city network through a smart meter to accumulate excess electricity for the winter season.
- Internet: Optical internet cable with a maximum speed of up to 1000 Mb/s from TET.
- Security: Security alarm from Apsardze Aljanse, 4 surveillance cameras.

Heating and hot water:

- Heating: Highly economical with a DAIKIN heat pump and a backup VIESSMANN gas boiler.
- Hot water: One 286-liter boiler from the heat pump and a backup 115-liter boiler from the gas boiler.
- Underfloor heating: In the showers, living room, kitchen, and anteroom.
- Radiators and split systems: Radiators in 3 bedrooms and 3 Gree split systems with heating and air conditioning.

Infrastructure and location:

- Village: Own pond with a recreation area and children's slides, illuminated and asphalted road (new asphalt in April 2024).
- Transport: 50 meters to the bus stop of route 13 to the center of Riga (30 minutes) and Babite railway station (3 stops). School bus to Babite Secondary School. 2 km to Buļupe.
- Proximity to the city: 15 minutes to Riga by car, 10 minutes to Jurmala.

This house combines coziness, comfort, and modern technology, ready to move in and waiting for its new happy owners.

Call now to arrange a viewing.

Unique offer – don't miss your chance.

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