

**Suži, Purva iela 1, Latvia**

**280 000 € 1 138.21 EUR/m<sup>2</sup>**

### Basic information

Property type: Private house

Rooms: 5

Floors: 2

Area: 246.0 m<sup>2</sup>

Land area: 1642.0 m<sup>2</sup>

Balcony: No

### Additional information

For sale — a carefully maintained log house in Suži featuring a separate sauna building, swimming pool and a large landscaped plot. The house includes a separate self-contained living area, making the property highly flexible in use — ideal for multi-generational living, hosting guests or creating a private workspace. The property is suitable both for comfortable family living and as an investment with regular income potential.

### Residential house — comfort and functional layout

- Living area: ~209 m<sup>2</sup>
- Separate fully self-contained living unit: ~35 m<sup>2</sup> (kitchen + living room, bedroom)
- Terrace: 19.5 m<sup>2</sup>
- Commissioned: 2012

The layout ensures everyday comfort: a separate kitchen with dining area and a traditional wood-fired bread oven, a spacious living room with a fireplace, 3 bedrooms and 2 bathrooms.

### Outdoor and leisure infrastructure — the key value of the property

- Separate sauna building (18 m<sup>2</sup>) with swimming pool (20 m<sup>2</sup>)
- Sleeping area on the 2nd floor of the sauna building (21 m<sup>2</sup>)
- Hot tub and terrace
- Smokehouse
- Landscaped and green territory
- Utility building and greenhouse
- The property borders a forest, ensuring complete privacy

The sauna complex is already used commercially, with potential income of approximately €1,200 per month.

### Technical solutions and running costs

- Pellet heating (space heating + hot water): ~€95–110/month
- Electricity (including charging for 2 electric vehicles): ~€200–225/month
- Private water well (~26 m deep)
- Local sewage system (pumping approx. once every 5 years)
- Video surveillance and alarm system
- Property tax: ~€300 per year

All systems are autonomous and fully controllable, allowing precise management of monthly expenses



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**Location**

- ~17 km to Riga city centre
- Public transport ~15 minutes on foot
- Shops and daily infrastructure ~5 minutes by car

□ For more information or to arrange a private viewing, please contact us.

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