



## Properties and Land For Sale In Kolasin Montenegro



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 937,214.68

### Posizione

Nazione:	Montenegro
Indirizzo:	Pješčanića
Cap:	81210
Pubblicato:	15/10/2024
Descrizione:	Properties and Land For Sale In Kolasin Montenegro

Esales Property ID: es5554338

18 i 19, Pješčanića

Kolasin

81210

Montenegro

Both properties can be bought together or separately

Properties and land



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- \* 6x5m two story A-frame house in traditional mountain style with steam radiator heating system and terrace to the front and rear
  - \* 8x8m two story A-frame house – unfinished building structure
  - \* 3x4.5m A-frame holiday cabin
  - \* 3x4m A-frame holiday cabin
  - \* Outdoor barbecue kitchen area
  - \* Tool storage / auxiliary room
  - \* Wood storage area
  - \* All connected to water and electricity
  - \* Plot size approximately 1300m<sup>2</sup>

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Price (excluding agency fee) 600,000 euros.

## Property 2

- \* Single story chalet of 128m<sup>2</sup>, with possibility to convert the floor above.
- \* 2 bedrooms, bathroom, living room and kitchen.
- \* Wood stove heating
- \* Large outdoor terrace area
- \* Located on a plot of approx. 1300m<sup>2</sup> including large vegetable patch
- \* Water and electricity connected.

Price (excluding agency fee) 200,000 euros.

All properties are located in a small village called Pješanića approximately 4.5km from Kolasin town centre. The area is a secluded paradise in nature, surrounded by forest with a flowing mountain stream. There is an access road and bridge to all properties. Kolasin is a popular hiking & outdoor sports destination in summer and a winter sports destination in winter. The properties are 16km from Ski Centar Kolasin 1600 and 14.5km from Ski Centar Kolasin 1450. Biogradska Gora National Park is approximately 23km away.

## ABOUT THE AREA

Kolasin is a city in the North of Montenegro. Founded by Turks in the 17th century, this small city is one of the must visit places in Montenegro. The restless Rivers Tara and Moraca stream along it and it is surrounded by mountains. Sinjajevina, Bjelasica, Kljuc and Vucje embrace this little city. Kolasin is located at 954m of altitude and offers an excellent vacation in winter as well as summer. Because of altitude and favorable climate, Kolasin is considered an air spa.

A special attraction for tourists is Lake Biograd located in National Park Biogradska Gora which is one of three preserved virgin forests of Europe. Lake Biograd is at 1094m of altitude and around it there are walking paths.



During its three centuries old history, Kolasin, as they say, shared the destiny of the majority of Montenegrin towns, mostly going from the hands of the occupier to the liberating hands and vice versa. This little town is a real curiosity considering the fact that it went 23 times from one hand to the other, was destroyed, and awaited its final liberation from the occupiers in ruins. A special role in the creation of Kolasin, its duration and liberation fight had tribes of people from Rovci, and Moraca, especially during the XVII and XVIII century. The area of the municipality of Kolasin mostly stretches to the middle part of the Republic of Montenegro in middle and upper flows of rivers Tara and Moraca on a total surface of 900 km<sup>2</sup>. There are about 10,000 citizens in this municipality, and in Kolasin, the center of the municipality there are about 3,000 citizens.

## MAIN FEATURES:

- \* 400m<sup>2</sup> of living space
- \* 1300m<sup>2</sup> plots
- \* 6 Bedrooms between all dwellings
- \* 6 Bathrooms between all dwellings
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Montenegro
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Comune

Camere da letto:	6
Bagni:	6
Finito piedi quadrati:	400 mq
Dimensione del lotto:	1300 mq

### Utility details

Heating:	Si
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.180.865



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