

## Former hotel “Luige Villa” in the heart of the town of Lihula

<b>Address of the property</b>	Tallinna mnt 23, Lihula
<b>Size of the property</b>	3 956 m <sup>2</sup>
<b>Property features</b>	The property (formerly the hotel „Luige Villa“) consists of the main building and an outbuilding (sauna). The main building is built in the beginning of 20th century for the nobility and renovated in the 1990s. The property lies in the heritage conservation area of Lihula (building and alteration restricted area). Property is ready for use.



<b>Building footprint</b>	The main building has two-storeys. Building footprint 398 m <sup>2</sup> , closed net surface 648m <sup>2</sup> , volume 2970 m <sup>3</sup> . The outbuilding has a building footprint of 212 m <sup>2</sup> , closed net surface 168 m <sup>2</sup> , volume 709 m <sup>3</sup> .
<b>Electricity</b>	0,4 kV power line provided by Imatra Elekter AS
<b>Water system</b>	Public water system of Lihula city, supplier of services Matsalu Veevärk AS
<b>Sewage system</b>	public sewage system of Lihula, supplier of services Matsalu Veevärk AS
<b>Communications</b>	Possible service providers Elion Ettevõtted AS, ProDigi OÜ
<b>District heating</b>	Possible to connect to public district heating system of Lihula (for this purpose 25 m pipeline has to be built), services are supplied by Lihula Soojus OÜ
<b>Waste management</b>	Supplier of services AS Eesti Keskkonnateenused
<b>Access to the property</b>	The property lies on the high street and borders Pioneeri street
<b>Nearby centre</b>	The object is located in the centre of the town of Lihula (1350 inhabitants)
<b>Distance from logistic</b>	

## destinations

Risti-Virtsu road and Pärnu-Lihula road 1 km, the passenger and cargo port of Virtsu 25 km, Tallinn 110 km, Pärnu 56 km, Haapsalu 55 km. Distance from the centre of Matsalu National Park 3 km.



**Cadastral reference** 41201:004:0050  
**Detailed spatial plan** Needed if there is a plan to expand the building  
**Comprehensive plan** Intended purpose: commercial land, lying in the centre of the town

**Name of the owner** Tahv OÜ, registry code 10907876, address:Tallinna mnt 54 Lihula 90303.  
**Contact details of the owner** Mr Anton Pärnpuu (member of the board), phone +372 4778584, +372 5096707

See more details and pictures [here!](#)

## The rural municipality of Lihula

The economic and cultural centre of the rural municipality of Lihula is the town of Lihula. The food, textile, sewing and building material industry are represented in Lihula, as well as enterprises in the field of peat production, transport, car repair, building and metal works. Subdivisions of electricity and telecommunications providers and offices of major banks are located in Lihula. Outside the town of Lihula, agriculture is the main activity. Reed harvesting from Matsalu Bay and reed roofing is the unique and somewhat unconventional economic activity here. Tourism and recreational activities are developing rapidly. There are an elementary and secondary school, 2 primary schools, a kindergarten, schools for arts and music, a cultural centre, 4 libraries and a museum operating in the rural municipality of Lihula.

Area – 384 km<sup>2</sup>

Population 2 248 (1st of January 2014)

Distance – 50 km from Haapsalu

[www.lihula.ee](http://www.lihula.ee)

**Representative of the local authority:** Margus Källe, e-mail: [margus.kalle@lihula.ee](mailto:margus.kalle@lihula.ee)