



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

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Code :	01019
Location :	Vrsar
Building size :	265 m2
Lot size :	918 m2
Distance from center :	9000 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	10
Number of bedrooms :	5
Number of bathrooms :	3
Parking :	Yes
Garage :	Yes
Basement :	Yes
Additional building potential :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Old price : 575.000 €

New price : 485.000 €

Istria, Vrsar

This beautiful family house is located a few kilometers from the town of Vrsar and its beaches and 15 km from the town of Poreč and its beaches. Restaurants, schools, kindergarten, post office, shop, church and the like are not far from the place itself.

The house is located on a beautiful plot of land measuring 918 m2, and the surface of the house itself is 268 m2.

On the ground floor of the house there is an apartment that is used for tourist rental in the summer, and consists of a spacious living room, kitchen and dining room, two bedrooms and one bathroom. The apartment leads to the terrace where you can enjoy the beautifully landscaped yard. The apartment has a total area of

78m2.

On the ground floor there is also a garage and a business space of 45 m2 that can be converted into another apartment or something else according to the owner's wishes.

On the first floor, there is a spacious living room which is connected to the kitchen and dining room according to the open space concept. Large balcony doors have been installed throughout the living room and dining room, which allow a large influx of sunlight, which gives the space itself a large



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source of light, three bedrooms and two bathrooms. The living room, dining room and one bedroom lead directly to the covered terrace, which offers a view of the sea from that height. There is also a view of the sea from the kitchen. The total area of

the upper floor is 130.14 m².

The house is heated by oil or wood central heating and by air conditioners that are also intended for cooling.

The garden in front of the house is planted and decorated with various greenery, and is spacious enough to build a large swimming pool if the new owner so desires. At the entrance to the house there is a spacious covered terrace.

Due to the position and quality of the construction, this property is an ideal investment either to solve the housing issue or as an investment for a tourist rental.