PARENTIUM PREMIUM REAL ESTATE
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Code :	02565
Location :	Umag
Building size :	173 m2
Lot size :	233 m2
Distance from center :	5000 m
Distance from sea :	6000 m
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	2
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	1990
Energy efficiency :	Not specified

Old price :	360.000 €
New price :	315.000 €

For sale is a renovated family house with a total living area of 173 m², located on a plot of 342 m² in a quiet neighborhood not far from Umag.

The house consists of two separate living units, each with its own entrance, allowing for use by two families or a combination of residential and tourist rental.

On the ground floor, there is an apartment that includes a living room with a kitchen and dining area, two bedrooms, and a bathroom. Upstairs, there is a second apartment with an open-concept living room, kitchen, and dining area, two bedrooms, a bathroom, and a terrace.

The yard is fully fenced and landscaped, featuring a pool, terrace, and parking space for two cars.

The house is sold on a "turnkey" basis, fully furnished and equipped, with all furniture and appliances included in the price. It is completely equipped, allowing the future owner to move in immediately or continue a successful tourist rental business without additional investments.

Heating is central through a pellet stove or air conditioning for heating and cooling.

The garden includes loungers, a seating set, a barbecue, and a jacuzzi.

The property is located in a quiet environment of family houses, approximately 5 km from the center of Umag and 6 km from the sea and beaches.

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Due to the layout of the rooms, the two separate living units, and the fact that it is sold fully equipped and ready for use, the house represents an excellent opportunity as a family home, vacation house, or investment for tourist rental.

For more information or to arrange a viewing, feel free to contact us.