

## ISTRIA ADRIA

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<b>Code :</b>	10451
<b>Location :</b>	Fažana
<b>Building size :</b>	226 m2
<b>Lot size :</b>	1567 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2002

**Price :** 870.000 €

This beautiful house in Fažana, located right on the seashore. It was built in 2002 and renovated in 2023.

The house has 226 m<sup>2</sup> of living space with four bedrooms and four bathrooms with toilets. The heating and cooling system is through air conditioning and ventilation.

It has a tavern, a terrace, a heated swimming pool of 36 m<sup>2</sup>, a sundeck, a covered summer kitchen and a toilet. It consists of a residential unit: basement of 49 m<sup>2</sup> and two floors of 177 m<sup>2</sup>.

In the basement there is a space with a sauna, a technical room and an additional space that can be adapted for other purposes. On the ground floor there is a living room, kitchen and dining room with access to a covered terrace and two bedrooms with their own bathrooms and a guest toilet. Upstairs there are two more bedrooms with their own bathrooms, a laundry room and a covered terrace.

The landscaped garden has automatic irrigation with natural water from the well.

The house is comfortable and offers a great opportunity for quality family life or for tourist purposes.