

## ISTRIA ADRIA

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<b>Code :</b>	11104
<b>Location :</b>	Pazin
<b>Building size :</b>	230 m <sup>2</sup>
<b>Lot size :</b>	800 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2015

**Price :** 550.000 €

The villa is a large, spacious house with an area of 230 m<sup>2</sup> and a fenced yard, located near Pićan. In addition to a private pool and an outdoor fireplace, the house also offers amenities for children.

The house features a large second floor, where the dining room and kitchen are in one space, while the living room is in another. The sofa in the living room is not only for relaxation and rest but can also be used as an additional bed for two more people. The staircase leads to three air-conditioned bedrooms, each with its own bathroom. Two of the bedrooms have two beds measuring 180x200 and 90x200, while one bedroom has one bed measuring 180x200.