

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	11224
Location :	Brtonigla
Building size :	508 m2
Lot size :	390 m2
Garden size :	0.00 m2
Distance from center :	100 m
Distance from sea :	6000 m
Number of floors :	3
Number of bedrooms :	7
Number of rooms :	7
Number of bathrooms :	5
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 824.000 €



For sale are several connected properties. The first part is a studio apartment, a tavern with 2 toilets, a storage room, and changing rooms for workers. There is a shared entrance to the tavern, and a separate entrance leads to the studio apartment on the first and second floors, as well as a high attic where two additional rooms with their own toilet can be created.

Next to the tavern, there is a large terrace that serves as a dining area and a space for large entertaining events. The second floor and the high attic require renovation to make the rooms habitable. The house offers views of nature from the floors. The tavern has 3 separate fireplaces, heating is provided by heating oil, and there are radiators. The apartment has the option of heating with heating oil, wood, or air conditioning.

Each apartment has 3 bedrooms, a living room, a kitchen, a toilet, and a hallway. The tavern and the apartments on the upper floors are an excellent investment for a hospitality establishment with a great cash flow.

Note: There is an option to purchase the hospitality establishment with one apartment and a garden.

Price for the separate part of the property: 669,500 euros.