

## ISTRIA ADRIA

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<b>Code :</b>	11400
<b>Location :</b>	Brtonigla
<b>Building size :</b>	332 m2
<b>Lot size :</b>	390 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	12
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	5
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 675.000 €

For sale is a furnished tavern (catering facility) with a terrace and an apartment.

Part of the house consists of a business space - a tavern with a covered terrace and access to the yard, with a total area of

275 m2.

In addition to the business space on the ground floor, there is another smaller apartment consisting of a kitchen with a dining room, one bedroom and a bathroom, and three bedrooms with a bathroom, with a total area of

74 m2 on the first floor, and a part of the garden of 390 m2. The house is heated with heating oil, a wood-burning fireplace and air conditioning.

The facility is located in the center of Brtonigla, a few steps from all amenities.

There is an option to purchase the entire facility, which means two more apartments, each with its own separate entrance.

1/1 ownership, no encumbrances.

An ideal investment in tourism.

