

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12228
<b>Location :</b>	Vodnjan
<b>Building size :</b>	180 m <sup>2</sup>
<b>Lot size :</b>	35 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	C

Price : 225.000 €

For sale is a furnished terraced house in Vodnjan, with a total living area of 180 m<sup>2</sup> and a yard of 35 m<sup>2</sup>. The house has a ground floor, first floor, and attic, as well as a garage equipped with electricity and water. The property has a valid occupancy permit and energy certificate.

The house has been well maintained and is sold fully furnished. Heating is central, using oil.

Room layout:

Ground floor:

- Living room
- Kitchen
- One bedroom
- Bathroom
- Technical room
- Exit to the yard and terrace

First floor:

- Two bedrooms
- Exit to the garage and a smaller yard

Attic:

- Additional space that can be used as a bedroom, workspace, or storage

The yard has a total area of approximately 70 m<sup>2</sup> and includes a yard, terrace, and a smaller garden. Next to the house is a garage with electricity and water.

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The house is suitable for family living, vacation, or tourist rental. It is located in a quiet area of Vodnjan, close to all necessary amenities.

For additional information, please