

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12506
Location :	Matulji
Building size :	130 m ²
Lot size :	672 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Energy efficiency :	d

Price : 175.000 €

Exclusively in our offer is a detached house located in a quiet location in Šapjane, only a 20-minute drive from Rijeka. The house is not on the main road, which provides additional peace and security - ideal for families or anyone who wants to escape from the hustle and bustle of the city.

The total area of

the plot is 802 m², of which the house has a floor plan area of

130 m², while the rest is the yard of 672 m². The net living area of the house is 122 m² and consists of:

- Two bedrooms
- Day stay
- Kitchens and dining rooms
- Bathrooms
- Taverns in the basement

On the plot there are fruit trees, a former garden, as well as enough space to park several vehicles. The house is connected to electricity and water, with proper papers and an energy certificate.

The interior has no furniture, the first steps have been taken to adapt the house, from which the conceptual solution and visualizations emerge. This property provides an excellent opportunity to create a custom home - whether as a family home, holiday home, or as an investment. The combination of peace, nature and proximity to the city makes it a rare opportunity on the market.

The house was built in 1968 and requires a thorough adaptation, including a new roof, but there is also the possibility of upgrading

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the floor.

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