

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12520
<b>Location :</b>	Vir
<b>Building size :</b>	103 m2
<b>Lot size :</b>	164 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1992

**Price :** 325.000 €

In a highly sought-after location on the south side of the island of Vir, just approx. 40 meters from a beautiful pebble beach, this charming house is located with approx. 82 m<sup>2</sup> of living space + approx. 13 m<sup>2</sup> garage.

The property stands out due to its exceptional proximity to the sea - only a few steps separate you from the crystal-clear water and the beach. Beautiful sunsets make this location truly special.

The house extends over two floors and is ideal both as a private holiday home and for tourist rental.

On the ground floor, there is a kitchen, a bathroom, and a separate toilet. The spacious living room leads directly to a terrace, perfect for relaxing outdoors.

The upper floor offers three rooms, a small kitchen, a bathroom, and a balcony. The layout also allows the property to be used as two separate residential units.

A special highlight is the approx. 13 m<sup>2</sup> garage, offering space for vehicles, a boat, or additional storage. A boat in the garage is already included in the purchase price.

There is also a practical storage room in the outdoor area.

The house was built in 1992, stands on a plot of approx. 164 m<sup>2</sup>, and is sold fully furnished, ready for immediate use.

Price: €325,000 + 3.75% agency commission (incl. VAT)

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