ISTRIA ADRIA
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Code :	12633
Location :	Vir
Building size :	149 m2
Lot size :	601 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	2
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 375.000 €

The house is located on the island of Vir, in the beautiful and quiet place.

This property is ideal for relaxation and recreation, surrounded by nature, peace, and birdsong.

The house consists of two separate apartments – one on the ground floor and one on the upper floor. Each apartment offers a well-designed layout with two bedrooms, a bathroom, and a kitchen with an open living area. The ground floor apartment has a living area of 56 m² and a spacious terrace of 20 m², while the upper floor apartment also has 56 m² of living space and a 20 m² terrace with a beautiful view.

The house features a fireplace, creating a warm and cozy atmosphere even during the winter months.

There is also a detached garage on the property with a size of 26 m². The total plot size with the house and garage is 601 m². Additionally, another plot of 501 m² is included in the sale, bringing the total area to 1100 m².

The entire property is landscaped with Mediterranean plants, fenced, and offers a high level of privacy. A barbecue area is also available – perfect for enjoying outdoor cooking at any time.

Purchase price: €375.000€ + 3.75% agency commission (incl. VAT).

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