

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12843
<b>Location :</b>	Vir
<b>Building size :</b>	240 m2
<b>Lot size :</b>	506 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	4
<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>	2002

**Price :** 519.000 €

Vir, house with 3 apartments - south side - only approx. 180 m to the sea

This very neat house is located in a quiet location on the popular south side of the island of Vir, only approx. 180 meters from the sea. The property is located in a beautiful Mediterranean environment, and the upper terraces offer a view of the sea.

The house was built in 2002 and modernized in 2016. It is sold fully furnished and is ideal for own use as well as for tourist rental.

Ground floor

On the ground floor there is a large apartment with:

- 2 bedrooms
- large open living room
- kitchen with bar counter
- fireplace for heating
- the bathroom
- additional toilet
- I leave it
- a large covered terrace in front of the garden

Additionally, there is a large garage.

Cat

External separate stairs lead to two more apartments:

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- apartment with 1 bedroom, living room, kitchen, bathroom and access to a large terrace overlooking the sea
- apartment with 2 bedrooms, living room, kitchen, bathroom and large front and back terraces

Both apartments are in a very neat condition.

Equipment

- fully furnished
- air conditioner
- fireplace
- tank
- additional well for garden irrigation
- septic tank

Surfaces

- total living area: approx. 240 m<sup>2</sup>
- garage: 26.73 m<sup>2</sup>
- land: 506 m<sup>2</sup>

Purchase price: €519,000 + 3.75% agency commission with VAT

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