ISTRIA ADRIA
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Code :	13242
Location :	Višnjan
Building size :	180 m2
Lot size :	1100 m2
Garden size :	0.00 m2
Distance from sea :	15000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1984

Price : 525.000 €

We are selling a house with a commercial space that is currently rented.

The house consists of a residential part that is divided into two floors with identical layouts, with the ground floor being used as a commercial space. It can be converted into a residential area with the same layout as the upper floor.
The upper floor of the house consists of three bedrooms, a bathroom, a toilet, a living room, a dining room, a kitchen, and a large terrace with a total area of 92m2. The terrace offers a panoramic view of the sea.

Next to the house, there is an office and storage commercial space that is under long-term lease, which includes an auxiliary building of 68m2, a workshop of 186m2, storage of 79m2, and a workshop of 170m2, all built with permits and possessing all the necessary documentation, just like the house.

The house is suitable for year-round living with the possibility of renting out the commercial spaces for a good monthly return and investment recovery.

The house also has a tavern with a summer kitchen for gatherings. It is equipped with central heating on oil or wood and air conditioning units. There is ample parking in front of the house and behind the house for the commercial part.

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For more information, we are at your disposal:

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