

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13511
Location :	Umag
Building size :	144 m2
Lot size :	1827 m2
Garden size :	0.00 m2
Distance from sea :	1000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 625.000 €

For sale is a beautifully decorated single-storey house with a total area of

144 m², located on a plot of 1,827 m². The house has been completely renovated in the last 5 years and combines traditional Istrian style with modern functionality.

Layout:

Spacious living room with kitchen and dining room (open-space concept).

3 bedrooms, of which the master bedroom has its own bathroom. 2 bathrooms in total.

Indoor and outdoor storage.

Technical room.

Garden and exterior:

Exit from the living room to a covered terrace.

Summer kitchen equipped with a professional gas stove, oven, baking sheet and fireplace.

Beautifully decorated garden with ornamental plants, a spice garden and olive trees (possibility of olive oil production).

Completely fenced plot with a high hedge and a wire fence - complete privacy.

2 covered parking spaces.

Heating and cooling:

Electric heat pump

Fireplace in the living room

Air conditioning for cooling.

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Location:

Located in a quiet and green area, just a 5-minute bike ride to the sea and the charming village of Lovrečica, with its well-maintained beaches and natural nudist area. The proximity to restaurants, cafes, shops, bike paths and schools makes this property excellent for both living and vacation.

For more information, please