

## ISTRIA ADRIA

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|                              |         |
|------------------------------|---------|
| <b>Code :</b>                | 14085   |
| <b>Location :</b>            | Medulin |
| <b>Building size :</b>       | 246 m2  |
| <b>Lot size :</b>            | 440 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>     | 3       |
| <b>Number of bathrooms :</b> | 3       |
| <b>Seaview :</b>             | Yes     |
| <b>Energy efficiency :</b>   | B       |

Price : 339.000 €

For sale is a house with a total area of 246 m<sup>2</sup>, located on a plot of 440 m<sup>2</sup>, in a quiet part of Pomera.

The house consists of: 3 bedrooms, 3 bathrooms, a spacious living room, a kitchen with a pantry, and 2 balconies. The property includes a garage and an additional storage room.

It is prepared for central heating. The house features wooden joinery, and the roof is in excellent condition.

On the plot, there is also an auxiliary building with a gross area of approximately 40 m<sup>2</sup>, which can serve as a storage space or an outdoor tavern. The building has a sanitary unit and an additional room.

Note:

The house does not have a building or usage permit.

For more information, please