

## ISTRIA ADRIA

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<b>Code :</b>	01704
<b>Location :</b>	Cerovlje
<b>Building size :</b>	100 m2
<b>Lot size :</b>	1008 m2
<b>Garden size :</b>	0.00 m2
<b>Number of rooms :</b>	4
<b>Energy efficiency :</b>	Not specified

Price : 95.000 €



An antique house for renovation with a direct view of Draguć, a medieval town called the Istrian Hollywood because of the number of films that were shot there.

The antique house has a floor area of

about 80 m2, and by arranging the attic floor, a villa of about 100 m2 would be obtained.

The antique house is located on a building plot of 1008 m2, so it is possible to expand the building, build a swimming pool, etc. The front side overlooks Draguć and is oriented to the southwest, and the courtyard side to the southeast, which is why the building is sunny all day.

There are 20 olive trees over 200 years old, a fig tree and a couple of plum trees on the land.

Water is brought to the building (you have to pay for the connection), and the electricity connection is nearby.

The village is very quiet, about ten families live in it, it has a Mediterranean climate and excellent transport connections.

An ideal investment in tourism.

