ISTRIA ADRIA
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Code :	01976
Location :	Vir
Building size :	113 m2
Lot size :	270 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	d
Year of construction :	2014

Price : 419.000 €

Vir – Charming House with Two Apartments, Second Row from the Sea, Just 50 m to the Beach
In a prime location on the island of Vir, just steps from the beach, this well-maintained house with two separate residential units and a beautifully landscaped Mediterranean garden is waiting for you. Perfect as a holiday home, for rental, or a combination of private use and investment.

Two Apartments – Flexible Use
The total living area is 113 m² on a plot of approx. 270 m².
The first unit includes two bedrooms – open-plan living room with kitchen – bathroom.
The second apartment, with its own entrance, features one bedroom – living area with kitchen – additional bathroom.
Equipped with a wood-burning stove and air conditioning for year-round comfort. Sold fully furnished – ready to move in or rent out immediately.

Outdoor Area & Expansion Potential
The Mediterranean-style garden is beautifully maintained and ideal for relaxing. There is potential to add a spacious rooftop terrace or even another floor – ideal for additional space or rental capacity.

Key Facts

Location: Vir – second row from the sea

Distance to beach: approx. 50 m

Living area: 113 m² – Plot: approx. 270 m²

Units: 2 apartments with separate entrances

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Equipment: air conditioning – wood-burning stove – fully furnished

Potential: rooftop terrace or additional floor possible

Condition: well-kept – move-in ready

Price: €419,000 + 3.75% agency commission (incl. VAT)