

## ISTRIA ADRIA

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<b>Code :</b>	01976
<b>Location :</b>	Vir
<b>Building size :</b>	113 m2
<b>Lot size :</b>	270 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	d
<b>Year of construction :</b>	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 m<sup>2</sup> on a plot of approx. 270 m<sup>2</sup>.

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 m<sup>2</sup> - Plot: approx. 270 m<sup>2</sup>

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)