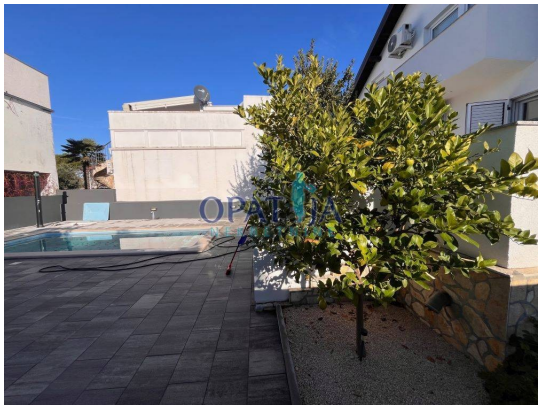
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
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Code :	04481
Location :	Vir
Building size :	130 m2
Lot size :	416 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	2
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified

Price : 478.000 €

Vir: Mediterranean House with 2 Apartments and Pool on the Popular South Side, 100m from the Pebble Beach

Discover this charming Mediterranean house in Vir, just 200 meters from the beautiful pebble beach. The property stands out with its excellent south-facing location, offering an ideal orientation for sun lovers and ensuring sunlight throughout the day.

Property Highlights:

Outdoor Area:

Spacious garden with a pool – the perfect place to relax and enjoy.

Lush vegetation with a magnificent peach tree and a lemon plant.

Two large terraces: one with views of the majestic Velebit mountain and another in the garden, ideal for cozy evenings outdoors.

Outdoor shower for added convenience after a beach visit.

Garage and additional basement providing ample storage space.

Living Area:

Ground Floor: Two bedrooms, a cozy living room, a fully equipped kitchen, and a modern bathroom.

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First Floor: Same layout as the ground floor, ideal for larger families or as a separate guest apartment.

Features:

Air conditioning and wood-burning stove ensure a pleasant indoor climate year-round.

Fully furnished – move in and feel at home immediately!

Completely renovated in 2023 and in excellent condition.

Connected to the municipal water and sewage system for maximum comfort.

Sale Price: €478,000 + Brokerage Fee of 3.75% (incl. VAT)

Find more properties here: https://istria-adria.com/

Didn't find what you were looking for? Contact us for personalized real estate consultation!

Note:

Location details are only available to registered clients.
Property viewings can be arranged at any time. We are happy to assist with administrative procedures.
Buying and support services are offered in both German and Croatian.

Important Notice:

Property viewings are only possible with a signed brokerage agreement in accordance with data protection regulations and real estate brokerage law.