

## ISTRIA ADRIA

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<b>Code :</b>	09435
<b>Location :</b>	Umag
<b>Building size :</b>	150 m2
<b>Lot size :</b>	185 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	400 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A

Price : 503.600 €

For sale: a renovated Istrian house in Umag, located just 400 meters from the beach. The house has been carefully decorated and has never been used for tourist purposes, making it exceptionally well-preserved and suitable for year-round living.

On the ground floor, there is an open kitchen with a dining area and living room, a storage room, and a separate toilet, while the first floor features three bedrooms and a bathroom.

The yard and terrace are made of Istrian Kanfanar stone, and the terrace with a summer kitchen provides the perfect spot for socializing and relaxation.

The entire house is equipped with a heating system with a fireplace, additional radiators, and air conditioning, while extra insulation ensures a comfortable temperature even during the warmer months.

The house is sold fully furnished and is situated in an attractive and peaceful location near the sea, with numerous recreational and gastronomic facilities in the vicinity.

For more information, please

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