



Code :	01250
Location :	Vrsar
Building size :	144 m2
Lot size :	509 m2
Distance from center :	800 m
Distance from sea :	800 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2020
Energy efficiency :	A

Price : 520.000 €

Istria, Poreč, Surroundings

Beautiful house with two residential units in a quiet part of the town near the sea. Located on a regularly shaped plot of 509 m², surrounded by villas and beautiful nature, this idyllic family home is situated. The total area of the house is 144m², spread over two floors, featuring two separate residential units, offering various possibilities for the new owners.

On the ground floor, from the hallway, there is access to the living room with a kitchen and an exit to the covered terrace. There are also two bedrooms, one of which has its own bathroom, an additional bathroom, storage, and laundry room, meeting all the needs of a family. At the entrance of the house, there is a boiler room equipped with devices for solar water heating. The total area of this apartment is 82m².

On the upper floor, there is another apartment with one bedroom, a bathroom, a living room, and a kitchen, as well as a beautiful covered terrace, totaling 62m².

The house is fully equipped with ALU and PVC joinery with triple glazing and mosquito nets, underfloor heating in all rooms with a heat pump, and the first phase for installing solar panels for electricity has been completed. It has an energy certificate A and a 10 cm thermal insulation facade. The house uses solar panels for water heating. All necessary amenities for living are nearby. Notably, the nearest beaches can be reached by walking or cycling.

Due to its excellent location and quality construction, this property represents an ideal investment for family living or tourist rental in a beautiful setting.