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|-------------------------------|-----------------------|
| <b>Code :</b>                 | 02757                 |
| <b>Location :</b>             | Vrsar                 |
| <b>Building size :</b>        | 108.00 m <sup>2</sup> |
| <b>Plot size :</b>            | 393 m <sup>2</sup>    |
| <b>Garden size :</b>          | 393 m <sup>2</sup>    |
| <b>Distance from sea :</b>    | 12000 m               |
| <b>Numer of floors :</b>      | 1                     |
| <b>Number of bedrooms :</b>   | 2                     |
| <b>Number of rooms :</b>      | 3                     |
| <b>Number of bathrooms :</b>  | 1                     |
| <b>Parking :</b>              | Yes                   |
| <b>Energy efficiency :</b>    | C                     |
| <b>Year of construction :</b> | 1994                  |
| <b>Air conditioning :</b>     | Yes                   |
| <b>Fireplace :</b>            | Yes                   |
| <b>Građevinska :</b>          | Yes                   |
| <b>Uporabna :</b>             | Yes                   |
| <b>Vlasnički list :</b>       | Yes                   |
| <b>Fireplace :</b>            | Yes                   |

**Price : 310.000 €**

In an exceptionally quiet location, approximately 12 kilometers from Vrsar and 17 kilometers from Poreč, a semi-detached one-storey house with a total area of 108 m<sup>2</sup> is for sale, situated on a plot of 393 m<sup>2</sup>. The house consists of an entrance hall, storage room, and an open-plan living area connected to the kitchen and dining room, featuring high ceilings and a wood-burning fireplace.

On the ground floor, there is one bedroom and a bathroom. An additional bedroom is located on the gallery level.

In the yard, there is a boiler room with oil heating and an additional utility room – storage.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.