



<b>Code :</b>	02539
<b>Location :</b>	Vrsar
<b>Building size :</b>	112 m2
<b>Lot size :</b>	250 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	300 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Parking :</b>	Yes

**Price :** 550.000 €

For sale, an attractive terraced house with an area of

112 m2, located on 250 m2 of land, only 300 m from the sea and the first beaches.

The ground floor of the house consists of an entrance hall, a bathroom, a storage room and a living room with a kitchen and a dining room, which leads to a paved courtyard and a summer kitchen with a pergola. On the ground floor there is also a boiler room with a separate entrance, where there is a Viessmann heat pump floor heating unit, as well as a water purifier for the whole house. There is also a connection for a washing machine in the boiler room.

The first floor of the house consists of a hallway, a bathroom, the first bedroom and a master bedroom that opens onto a large covered terrace.

The entire house is equipped with underfloor heating using a Tolin pump and fan coils for cooling and heating, while the 250 m2 plot of land will have 2 parking spaces, an access road and a paved courtyard where a nice jacuzzi would ideally be located.

This property is ideal for lovers of proximity to the sea, restaurants and all other facilities, and it is also surrounded...