

## EURO PARTNER

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<b>Code :</b>	00016
<b>Location :</b>	Sveti Lovreč
<b>Building area :</b>	300 m2
<b>Land area :</b>	1530 m2
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Distance from the center :</b>	50 m
<b>Distance from the sea :</b>	6 km

**Price : 399.000 €**

### BUILDING

<b>Number of rooms :</b>	7
<b>Number of floors :</b>	1
<b>Energy class :</b>	B
<b>Year of construction :</b>	1996

### AMENITIES

<b>Sea view :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	10

### HEATING & COOLING

<b>Central heating (oil) :</b>	Yes
<b>Central heating (wood) :</b>	Yes
<b>Central heating (electricity) :</b>	Yes
<b>Fireplace :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

The family house, located in a very attractive location in the municipality of Sveti Lovreč, is an exceptional opportunity for investors as well as all those who want to have a large house with a large garden, enjoy privacy, and at the same time reach the center of the village or a shop in a few minutes of easy walking.

This house that we present was built in 1996, it consists of 300m2 of living space, which extends over two floors, the ground floor and the first floor.

The ground floor offers an apartment with a separate entrance in which there is a hallway, a living room with a kitchen, a bathroom and two bedrooms. In the continuation of the ground floor, there is a garage. The external staircase communicates between the two floors and thus ensures the smooth stay of two families in the same house.



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On the first floor there is an entrance hall, a bathroom, three bedrooms and a living room, kitchen and dining room with access to the balcony. During the cold months, the house offers a choice of several heating methods: oil central heating, pellet stove or solid fuel stove.

The house is surrounded by a large yard of 1,530 m<sup>2</sup> with two separate entrances to the yard, a small olive grove with 20 olive trees, and given that it is located in a construction zone, it offers the future owner the possibility of building another building or other facilities such as a swimming pool, summer kitchen, etc. .

Considering the year of construction, the house requires partial renovation.