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

Price : 399.000 €

BUILDING

Number of rooms :	7
Number of floors :	1
Energy class :	B
Year of construction :	1996

AMENITIES

Balcony :	Yes
Number of parking spaces :	10

HEATING & COOLING

Central heating (oil) :	Yes
Central heating (wood) :	Yes
Central heating (electricity) :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	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.
On the first floor there is an entrance hall, a bathroom, three bedrooms

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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 m2 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.