

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



Code :	00090
Location :	Sveti Lovreč
Building area :	171 m2
Land area :	6600 m2
Number of bedrooms :	2
Number of bathrooms :	2
Distance from the center :	2 km
Distance from the sea :	15 km

Price : **500.000 €**

BUILDING

Number of rooms :	3
Energy class :	in preparation

HEATING & COOLING

Central heating (gas) :	Yes
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INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

In an extremely quiet location, on the edge of a small village, 3.5 km from the historic Istrian town of Sv. Lovreč, the house from our offer is located on a plot of 6,600 square meters.

Its living area is 171m2, divided into a ground floor and an attic.

Entering the interior, the hallway leads to a spacious living room and dining room, a discretely separated kitchen with access to an outdoor covered terrace, and an open area of

another outdoor terrace in front of the entrance to the house.

In the continuation of the ground floor, there are two bedrooms and two bathrooms.

There is a space in the attic of the house, currently used as a storage room, which is planned as another bedroom with a bathroom.

the house is surrounded by a large area of

the garden where two auxiliary buildings are located and serve as a guest house.

In the living room there is a wood-burning stove, which serves as a source of heating during the winter months, and there is also the possibility of central heating due to the fact that the house has radiators in every room.

The landscaped garden, considering its area of



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6600m2, offers many possibilities.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.