



Code :	01562
Location :	Vrsar
House Type :	In a row house
Building size :	62 m ²
Lot size :	7 m ²
Distance from center :	0 m
Distance from sea :	400 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 1
Number of parking lots :	0
Energy efficiency :	Not specified
Climate :	Yes
Heating :	Yes
Furnished :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 394.000 €

For sale is a charming, fully renovated stone house located in the historic old town of Vrsar, in a quiet location just 400 meters from the sea and the beach.

The house offers approximately 65 m² of living space, seamlessly combining the charm of a traditional Istrian stone house with a modern interior design. In front of the house, there is a private 7 m² patio features a seating area with a table and beautiful decorative potted plants.

The ground floor consists of a kitchen, a living room, and a guest toilet. The upper floor features a hallway, two bedrooms, and a full bathroom.

Heating and cooling are provided via fan coil units, while the living room includes a wood-burning fireplace that creates a particularly cozy and romantic atmosphere during the winter months.

It is situated in close proximity to the sea, beach, promenade, restaurants, cafes, and shops, allowing you to enjoy all the amenities of Vrsar within short walking distance.

Thanks to its attractive location and proximity to the sea, this property is an excellent choice as an investment for tourist rentals, as well as a private holiday home in the heart of Vrsar.