

**TUCANO TOURS d.o.o.**

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<b>Code :</b>	632739
<b>Location :</b>	Pazin - Okolica
<b>Building size :</b>	64 m2
<b>Lot size :</b>	373 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Distance from airport :</b>	0 m
<b>Number of floors :</b>	0
<b>Number of bedrooms :</b>	0
<b>Number of bathrooms :</b>	0
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1968
<b>Additional building potential :</b>	Yes

**Price : 98.000 €**

## HOUSE - central ISTRIA

Istrian stone house for sale, the first in a row with its own yard, adaptation has begun, structurally renovated.

The residential part of the house has a gross area of 64 m2 (ground floor and first floor), the dimensions of the house with a garden are 437 m2 (building land).

In front of the entrance to the house is a terrace of approx. 30 m2, and the house is also suitable for a possible extension.

A new mezzanine slab was built, new internal concrete stairs connecting the ground floor and first floor, and brand new chimney. The roof of the house was completely renovated (hydro and thermal insulation was installed, the inner part roofs with laminated beams and ceiling, new ducts). A new sheet metal shop for water drainage was also installed.

The water connection to the house was also introduced and is active. The electricity connection is located 10 m from the house itself, while telephone connection next to the facade of the house. An asphalted road leads to the house and the plot.

The house is oriented to the southwest, so it is sunny all day.

Proper papers (use permit), owner...