



<b>Code :</b>	00064
<b>Location :</b>	Umag
<b>Building size :</b>	133 m2
<b>Lot size :</b>	590 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Year of construction :</b>	2009
<b>Energy efficiency :</b>	under development

Old price : 350.000 €

**New price :** 320.000 €

Not far from Umag, in a quiet residential area, a single-storey house with a swimming pool is for sale. The house has a total living area of 133 m<sup>2</sup> on a plot of 590 m<sup>2</sup>.

The property consists of a spacious living room connected to the kitchen of 45 m<sup>2</sup> (open space), an entrance hall, two large bedrooms, a bathroom, and a large outdoor entrance terrace of 31,80 m<sup>2</sup>. From the living room there is access to a swimming pool of 32 m<sup>2</sup> with a sunbathing area, next to which there is a summer kitchen with an outdoor WC.

Heating is provided via a central gas system with radiators (tank capacity 2700 L, buried underground in the yard). The house has two parking spaces and a garage/storage room, and is sold fully furnished. the house is ideal for family living or tourist rental.

The location allows quick and easy access to the town and the sea, which are only 5 km away.