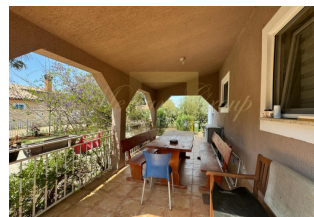




**Istria, Peroj, apartment house with garage, garden and sea view, opportunity**

*Croatia, Istria*

<b>Price:</b>	<b>€ 415 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2002
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	802 m2
<b>Area</b>	195 m2
<b>Category</b>	For sale



For sale is a beautiful detached house in a quiet area of Peroj, only 200 meters from the sea. Peroj is a village known for its peaceful environment, which makes it the perfect place to escape from the hustle and bustle of the city. The quiet and relaxing atmosphere makes this location ideal for family life or vacation, while all the necessary facilities for everyday life such as shops, restaurants, cafes, schools, and the like are a few minutes' walk from the house.

This spacious and high-quality house was originally designed as a family oasis of peace that extends over two floors with private access.

Thus, on the ground floor of the house there is an apartment of 106.98 m2, which consists of an entrance hall, two bedrooms, a bathroom, a spacious living room, and a separate kitchen, from which there is an exit to the outdoor covered terrace, from which there is a view of the larger garden and greenery. , perfect for enjoying the outdoors and hanging out with family and friends.

Directly next to the entrance to the apartment on the ground floor, there is an additional larger terrace ideal for guests and friends. There is also access to the basement space, which is currently used as a warehouse.

The first floor is accessed by an external staircase, under which there is a storage room. Entering the first floor, which was completely renovated in 2022, we come across a corridor that connects 3 separate and private bedrooms, each with its own bathroom and terrace, which currently function as separate units. One of the three bedrooms has a slightly larger terrace with a unique view of the sea and the Brijuni Islands. Further on, at the end of the corridor, there is access to the largest apartment with one bedroom, a bathroom, a separate spacious living room with a balcony and a dining room, and a separate kitchen from which, like the bedroom, there is an exit to a larger balcony with the most beautiful view of the sea, the Brijuni Islands and the sunset. sun.



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We must note that despite the fact that the first floor is currently used so that each of the mentioned separate bedrooms is treated as a separate rental unit, and equally as a separate apartment, it is possible to easily convert it into one apartment with 4 bedrooms and 4 bathrooms. Everything depends on the wishes and needs of future owners. The total living area of the first floor is 88.13 m<sup>2</sup>.

The spacious garden of 596 m<sup>2</sup> is actually the one that adds a special atmosphere to the whole property with great possibilities of adding content such as a swimming pool, children's playground, additional parking spaces, and the like. The yard is full of greenery and is completely private and hidden from view, with many local fruit trees, olive trees, and a fireplace for preparing your favorite delicacies while having fun with friends and family. This property makes an ideal opportunity for a real warm family home or as an option for an ideal investment opportunity in the direction of tourism. There is enough parking space for 3 cars in the front part of the garden.

In addition, the property also has an auxiliary facility where the garage is currently located, which can be converted into a tavern, spa area, or something similar, given that it has all the necessary infrastructure, and there is also a toilet so that guests do not would have to re-enter the house.

This is a rare opportunity worthy of your attention, and a property that will certainly not leave you indifferent.

For more information, feel free to contact us.

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