



Code :	NAH1978
Location :	Matulji
Building size :	0 m2
Lot size :	1500 m2
Distance from sea :	8 m
Number of rooms :	0
Year of built :	2008
Heating :	Gas heating
Energy efficiency :	B

Price :	565.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

House with a lot of potential in a quiet location

Here we offer you a detached house near Matulji and Opatija.

With some modifications, the house can be combined or transformed into a single-family house.

The property consists of: one one-bedroom apartment in the basement (75 m2), one two-storey apartment on the first floor (245 m2) and another one-bedroom apartment (56 m2) on the ground floor.

The entrance is dominated by an open gallery, with a staircase and a wrought iron fence. The gallery is built of 200 g of old oak and old oak town, combined with old brick. The hallway at the entrance to the house as well as the hallway of the upper floor is made of a ceiling 7 cm thick.

The interior is made in a unique style.

The complete carpentry is handmade from old oak. Heating is gas central, 2 pumps, gas tank. An additional possibility of heating a two-level apartment is wood heating via a potassium stove with a heater in the living room.

Exterior joinery - PVC.

Outdoor lighting - automatic ignition.

Walls porotherm brick 30 cm + 5 cm styrofoam warm. insulation.

SAT - Antenna and connections in almost all rooms. A video surveillance installation has been set up. Arbor with barbecue 15 m2. 3-5 parking spaces in the yard.

Within the houses there is a boiler room for central heating with a tool room and a hobby workshop.

If desired, a swimming pool can be built on the field.

The garden is beautifully landscaped and well-kept. a rockery with a table and chairs for drinking morning coffee in the natural shade 3 large oaks and a well for watering and maintaining the yard.

Very quiet location with lots of vegetation at the end of a cul de sac.

Ideal for a larger family or for a family who wants to use the property for private and business purposes.

Distance to the center of Matulji 3 min drive.

8 minutes drive to the center of Opatija.

Within 10 min drive: bus station, ambulance, family doctors, pharmacy,
wholesale market, primary school, kindergarden, playground, post office.

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