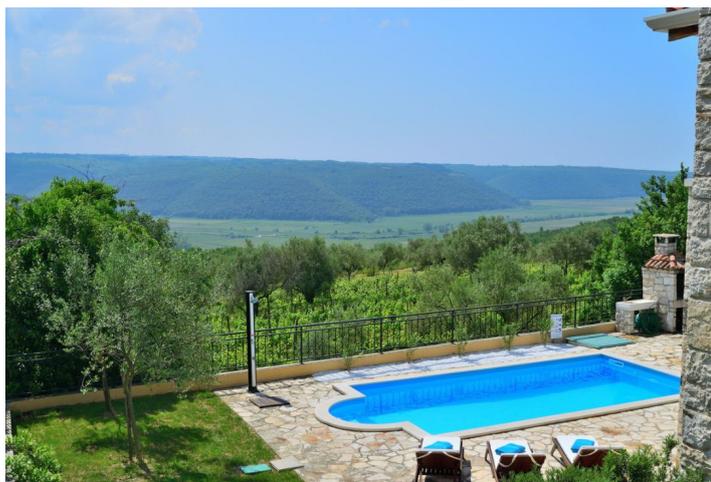
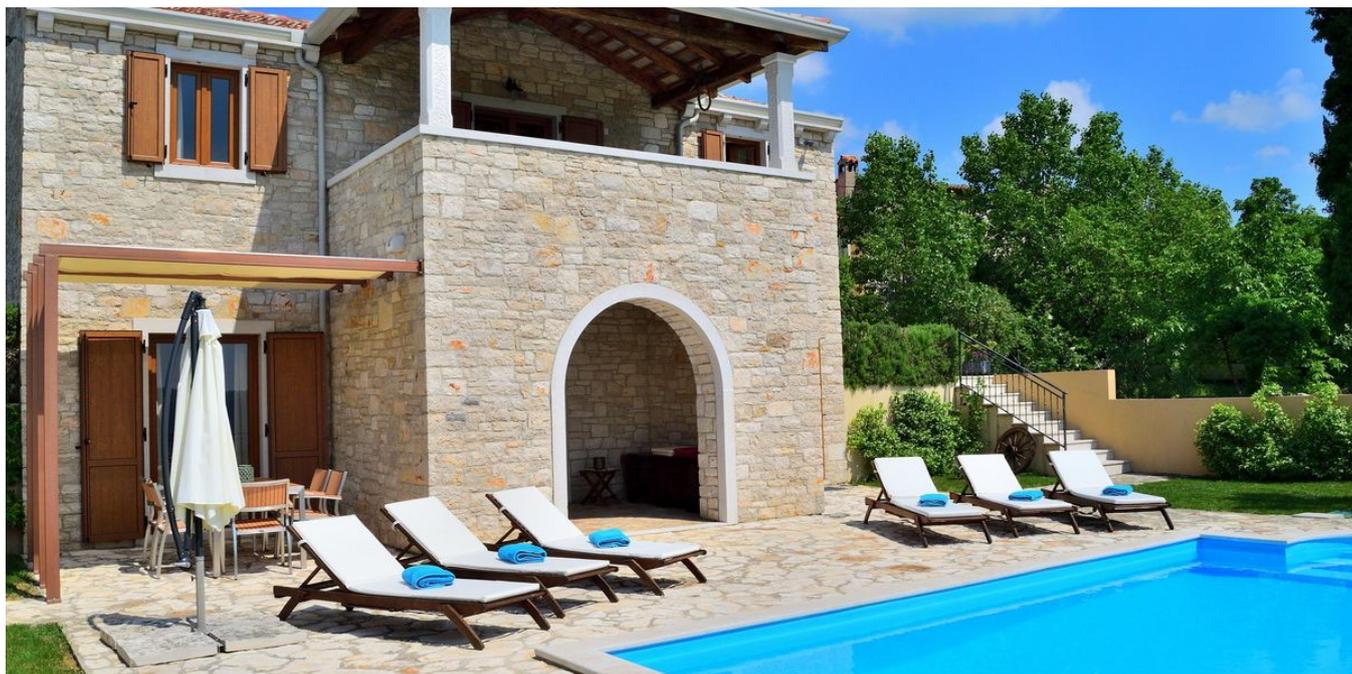




## House Three-bedroom (4+kk)

€ 480 000 | CZK 12 093 600

825 m<sup>2</sup>, Istrie, Istrie





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Usable area	825 m <sup>2</sup>
Plot	772 m <sup>2</sup>
Floor area	635 m <sup>2</sup>
Terrace	190 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	38959

Set on a gentle slope in the Istrian countryside, this charming stone villa with an outside swimming pool is situated in one of Croatia's finest wine-growing regions. Enjoy views of rolling green hills and walks among the nearby olive groves and vineyards.

Full of authentic rustic elements, the villa has a downstairs open space living area with a fireplace, dining corner, and spacious kitchen. This level of the house has access to the terrace with a sun deck, pool, and barbecue. Upstairs are three bedrooms with en-suite bathrooms and a covered balcony. There is also a guest toilet and a game room.

Window shutters, exposed beams, stone tiled floors on the lower level and wooden planks on the upper level, an open archway, terraced garden, and terracotta roof tiles make this a unique country estate. Entertain family and friends and explore the wineries in the vicinity, or go on day trips to get to know Istria's rich history, farmhouse restaurants, and wine cellars. Sample the local white truffle products and olive oil, swim in its crystal blue waters, or walk along its ancient streets. All of this will be possible from this Mediterranean villa.

Interior: 173 sq. m., terrace: 70 sq. m., land: 454 sq. m.

