



## House Four-bedroom (5+kk)

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

€ 720 000 | CZK 17 996 400







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Usable area	296 m²
Plot	1 288 m²
Foot print	326 m²
Floor area	222 m²
Terrace	74 m²
Parking	Enclosed parking space
Cellar	-
PENB	G
Reference number	39564

This new, comfortable, air-conditioned villa with a pool and breathtaking views of the verdant Istrian landscape is surrounded by a large garden. Located near a charming medieval town, this beautiful part of Croatia is known for its fantastic local restaurants and taverns, scenic vineyards, golf, and pleasant bike tours.

Its layout consists of an open space dining area, kitchen, and living room, 4 bedrooms with en-suite bathrooms, separate toilets, a game room, wardrobe, and storage space.

The **fully furnished** interior boasts tasteful finishes and carefully selected materials. Doors are **wooden**; window frames are made of **stone**. **Underfloor heating** in all of the bathrooms, all of the bedrooms are equipped with **fancoil units**, and the living room has both. There is a terrace with a **built-in barbecue**, space for al fresco dining; a gated parking space is on the plot. The beautifully maintained, spacious garden showcases Mediterranean plants, such as **cypress trees** and several **olive trees**, one of which is 150 years old. The outside saltwater **infinity pool** is **heated** and needs no chlorine to maintain it. If needed, **property management** services (reservations, communicating with guests, cleaning, maintenance, etc.) can be provided.

This peaceful spot provides **perfect privacy** yet is within reach of everything you need. The closest restaurant and cafes are only 600 m away, and the airport only an hour. The drive from the Czech Republic along the highway takes about 9 hours.

The listed price does not include VAT.

Interior 222 sq. m., built-up area 326 sq. m., partially covered terraces 74 sq. m., pool 30 sq. m., land 1,288 sq. m.

