

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11236
<b>Location :</b>	Cerovlje
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	2250 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1880

**Price :** 320.000 €

For sale is a beautiful stone house in an exceptionally peaceful and picturesque location, at the entrance to a small Istrian village near Cerovlje, in the heart of unspoiled nature. In close proximity, there are a shop, post office, and restaurant, ensuring a perfect balance between privacy and convenience.

The house is currently in the renovation phase. The total living area is 200 m<sup>2</sup>, situated on a plot of 1,390 m<sup>2</sup> that includes additional amenities such as a pool, terrace, summer kitchen, and garage.

This elegant property offers spectacular panoramic views of the surrounding hills, Istrian nature, and on clear days, the island of Cres and the sea.

The house spans two floors:

On the ground floor, there is a spacious open-plan area that connects the kitchen and living room, ideal for family gatherings. There is also a guest toilet, a utility room, and an internal staircase leading to the first floor.

The first floor features three luxurious bedrooms, each with its own bathroom, while one room includes a large bathtub for complete relaxation. From the hallway with a large glass wall, there is a beautiful view of the surrounding nature, and there is also access to a balcony where you can enjoy sunsets.

The house is designed according to modern standards of comfort and sustainability – it is equipped with underfloor heating powered by a heat pump, air conditioning for cooling, and solar

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panels on the roof for energy efficiency. The property includes a garage with two parking spaces and additional space for bicycles or a boat, as well as two outdoor parking spaces for guests.

The buyer is offered the option to take over the house at various stages of renovation, with a "turnkey" option upon completion of the work. The planned completion of construction is expected by the end of 2026.

This unique stone house is perfect for those seeking peace, authenticity, and a blend of traditional Istrian charm with modern comfort – ideal as a family retreat, holiday home, or investment for luxury tourism.

For more information, please