

## ISTRIA ADRIA

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|                               |                     |
|-------------------------------|---------------------|
| <b>Code :</b>                 | 12401               |
| <b>Location :</b>             | Sveti Lovreč        |
| <b>Building size :</b>        | 160 m <sup>2</sup>  |
| <b>Lot size :</b>             | 7500 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>Air conditioning :</b>     | Yes                 |
| <b>Energy efficiency :</b>    | Not specified       |
| <b>Year of construction :</b> | 2017                |

**Price :** 590.000 €

For sale is a charming stone villa, 160 m<sup>2</sup>, situated on a spacious plot of 7,500 m<sup>2</sup>, ideal for those seeking peace, nature, and privacy. The house consists of a total of 4 rooms and offers a spacious living room, a kitchen with a dining area, 3 bedrooms, and 3 bathrooms, along with a large terrace that provides additional space for outdoor enjoyment. The property is fully furnished and ready for use.

In front of the house, there is a well-maintained and cleared forest with a designated path, perfect for walking or cycling.

Additional features:

- Heated pool
- Spacious outdoor kitchen with views of the pool and forest
- Exceptional privacy and tranquility thanks to the large grounds

This property represents the perfect blend of authentic Istrian ambiance and comfort, ideal for living, vacationing, or tourist rental.

For more information, please