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Code :	13579
Location :	Cerovlje
Building size :	250 m2
Lot size :	2700 m2
Garden size :	0.00 m2
Distance from center :	3500 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Garage :	Yes
Energy efficiency :	Not specified
Year of construction :	1880

Price : 280.000 €

For sale is a stone house located in an exceptionally peaceful and picturesque setting at the entrance to a small Istrian village near Cerovlje, in the heart of unspoiled nature. Nearby, there are shops, a post office, and a restaurant, ensuring a perfect balance between privacy and convenience.

The house is currently undergoing renovation. The total living area is 200 m², situated on a plot of 1,390 m², which includes additional features such as a swimming pool, terrace, summer kitchen, and garage.

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

The house is spread over two levels:

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

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powered by a heat pump, air conditioning for cooling, and solar 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.

This property is offered at a price of 280,000 euros in its current stage, and the buyer is also given the option to take over the house at various stages of renovation with a “turnkey” option upon completion of the work.

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.