

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	02799
Location :	Svetvinčenat
Building size :	440 m2
Lot size :	1986 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	a

Price : 980.000 €

The house has a total area of

440 m2, it is located on a plot of 1986 m2, on which a swimming pool of 60 m2 (10 x 6 meters) has also been built.

The house was designed by architect Dean Peteh, one of the most famous Istrian architects.

The property has a use permit and a title deed.

The exterior and interior joinery as well as the ceilings are made of solid spruce wood. The shutters are aluminum.

Underfloor heating + fan coolers + wood-burning fireplaces.

Cooling with Mitsubishi air conditioners. Inside the building are ceramic and wood floors, outside the house is stone.

The facility consists of:

- cellars (tavern and wine shop),
- ground floor (kitchen, living room, bedroom with bathroom, entrance area, storage room and one toilet, spacious terraces)
- first floor (two rooms, each with a bathroom and large balconies)
- in front of the house there is a parking lot for 6 cars, covered with a concrete slab,
- garage and woodshed 50 m2
- the entire plot is fenced, partly fence made of reinforced concrete + drywall
- electricity and water in the house, sewage piped into a septic tank with a capacity of approx. 30 m3
- cistern for rainwater of 44 m3
- terrestrial and satellite antenna, internet on every floor
- lawn
- 4 palm trees, 38 olive trees, fruit trees (3 figs, cherry, pear,

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kumquat) next to the fence planted laurel-cherry seedlings,
oleander, laurel, lavender,
cypresses, 2 cedar pines

The house is sold without furniture, the furniture can be
purchased for an additional fee by agreement.