

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	07140
Location :	Brtonigla
Building size :	175 m2
Lot size :	200 m2
Garden size :	0.00 m2
Distance from sea :	6000 m
Number of floors :	4
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	1997

Price : 473.000 €

We are selling a high-quality Istrian stone house renovated with attention to authentic details, ideal for family life or as a luxury summer residence, located in Brtonigla.

The house is spread over four floors and contains:

A large living room with a dining room, which opens onto a covered terrace

4 bedrooms

2 kitchens

2 bathrooms and 3 toilets

On the semi-ground floor there is an Istrian tavern with a separate entrance, with a wood-burning fireplace, which can be converted into a separate residential unit (for rental, guests, home fitness or business purposes).

The internal staircase is covered with high-quality terracotta, the rooms have oak parquet, and the bathrooms have ceramics. The building furniture (windows and doors with shutters) is custom-made from wood, while in the attic there are PVC Velux roof windows with internal roller blinds. The kitchen by the Italian manufacturer Scavollini is made in an elegant classic style from solid wood. The house has an insulated facade that was renovated in 2017.

The master bedroom has a balcony with a beautiful panoramic view of the sea, which stretches from Savudrija to Poreč.

The house is heated by oil central heating and has all the necessary connections. It is being sold furnished.

There is a private parking lot and a small ornamental garden next

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to the house, and across the house there is a fenced building plot of 385 m² (all connections on/at the end of the plot).

Floor layout:

Medium ground floor: 4 rooms, including a space for a stove and a fuel oil tank, a pantry, a toilet and two larger rooms with a separate entrance.

Ground floor: Main entrance, covered terrace, large kitchen with dining area, spacious living room.

First floor: Bedroom with balcony, bathroom (shower, bathtub, bidet, 2 sinks, toilet), pantry with washing machine and closets.

Attic: Small kitchen, 3 bedrooms, common area, bathroom with shower and toilet.

Possibility to buy only the house without land.

Ideal location:

10 minutes drive to the Slovenian border and the first beaches (Novigrad, Lovrečica)

15 minutes to Umag

30 minutes to Grožnjan and Motovun.

For more information, see the following information: