



Stone estate on 15.000 m² surrounded by centuries-old pine trees, only 500 m to the sea

1.950.000 €

4.149 €/m²

Stone Istrian estate ('stancija') located in a hundred years old pinewood on a 15 000 m² lot will win you over with its uniqueness, artistic details, a dash of tradition and times gone by. Love at first sight!

The real estate consists of the main house with a total area of 320 m² and one smaller single-story house with 150 m². The main house is currently divided into two housing units, with total 6 spacious double bedrooms, two kitchens, three bathrooms, one closed and one open fireplace, atrium and a large dining table for evening gatherings, while the covered and open terraces are placed on the west side of the house. The smaller guest house has two double bedrooms with a kitchen, dining room, bathroom, and a covered terrace.

Built-in a traditional way, with chiseled Istrian stone, the whole estate was renovated with great care and attention a few years ago. But what sets this estate apart is its own spring water which is used for watering the lawn. In early hours of morning or evening the pinewood echoes with the sounds of squirrels nibbling their pinecones.

This magical, stone Istrian estancia is looking for new owners, owners who will follow its rhythm, who will make it their own and give her fresh energy to keep it splendid, as she really is.

If you want to upgrade or build some additional facility (eg pool), you can build it on a building plot of 7,000 m².

Only 500 m from the old town Novigrad and the beach. Located precisely between Umag and Poreč, only 40ish km from border crossing point Kopar-Trust. No new construction is currently allowed, except the swimming pool up to 100 m² area.

*In order to facilitate the perception of the size of the space, the "gross internal area" is given without accrued construction coefficients, which is why it can vary from area recorded in the land registry. Source of data: unofficial measurement of the space.

Summary

Location	Novigrad	Property ID	1887
Price	1.950.000 €	Type	house
Area	470 m²	Land area	15.000 m²
Bedrooms	6	Bathrooms	4
Parking spaces	4	Parking spaces (garage)	3
Floor	ground floor	Orientation	West
Ownership type	Co-ownership	Owner	Private owner
Price/m²	4.149 €	Tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Center	500 m
Sea	500 m
Near a bigger city	3 m
Park	300 m
Store	300 m
Transportation	200 m
Pula airport	3 m
Rijeka airport	3 m
School	3 m
Town center	3 m
Trst airport	3 m
Venezia airport	3 m
Kindergarten	3 m
Market	3 m
Restaurant	3 m

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