



## For sale is a stone villa with swimming pool surrounded by greenery near Motovun

520.000 €

2.261 €/m<sup>2</sup>

In the very heart of Istria, not far from the famous city of Motovun and right near the old Parenzana railway, there is a stone villa for sale. The special charm of this location is its environment – lots of greenery, vineyards, and orchards. The estate has a total of 4100 m<sup>2</sup>, where grows more than 200 trees, mostly oaks, acacias, figs and cherries. There are no nearby buildings and nor will be any because the area is not intended as a building zone. The property is completely surrounded by fences, stone or green ones. In the past, there was an old stone house, which was completely renovated by new owners in 2007. The house was demolished renovated rebuilt with the existing stone. The structures between the floors, and the roof, are made of concrete and supported by wooden planks and old beams. All of this gives a special Istrian charm to the villa.

The villa is south-west oriented. It consists of ground and first floor, thus encompassing an area of 230 m<sup>2</sup>. The ground floor consists of: kitchen, dining room, spacious living room with a fireplace, toilet and a bedroom with its own bathroom and an exit to the garden. The living room leads to a covered terrace with outdoor kitchen and fireplace. The stone path from the terrace leads you to a large pool situated under the tree shades. It's just ideal for hot summer days. The first floor consists of two bedrooms, both with their own bathrooms and exits to balconies with a view on beautiful Istrian landscape.

The whole villa has oil central heating, the ground floor has installed radiant floor heating, while on the first floor there are installed radiators. All the doors and windows are wooden, including the floors in bedrooms. By setting the fire in the fireplaces in the living room or floor bedroom, you can evoke a special atmosphere and keep the warmth during the cold winter days.

The land belonging to the estate is part of 550 m<sup>2</sup> construction and the rest of 3550 m<sup>2</sup> agricultural.

\*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	Motovun	Property ID	321
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Price	520.000 €	Type	house
Area	230 m²	Land area	4.100 m²
Bedrooms	3	Bathrooms	3
Parking spaces	5	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.261 €	Real estate transfer tax	4%
Energy certificate	-	Subtype	detached, family house, villa

## Distances

Sea	20 km
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