



## Unique Istrian stone house on the top of the hill with sea view near Rovinj Price on request

Istria, Rovinj

This unique stone house stands on the top of the hill near Rovinj, from where you can enjoy the beautiful sea view, surrounded only by olive trees, lavender, and peace. Passing through a picturesque Istrian landscape full of olive orchards and vineyards, you will get to the nearest beaches, just 3 km away from the house. The center of the well-known city of Rovinj is only 4 km away.

This "štancija" was built in 2009 and it consists of the main house (120 m<sup>2</sup>), a smaller separated house (56 m<sup>2</sup>), and two farm buildings (26 m<sup>2</sup>). The main stone house has one en suite bedroom, a kitchen with dining room and fireplace, living room, terrace, and outdoor barbecue. The house is for sale completely furnished.

The estate has about 500 old olive trees on which the owners are especially proud. They carefully take care of them and use no pesticides to make their own eco olive oil. Every year they produce about 600 l of this so-called liquid gold.

The road to the estate is asphalted, only a small part of it is macadam road. Besides the connection to the electric and water supply network, there is also a solar system for electricity and water heating. As an alternative, an automatic irrigation system for large areas produces considerable savings, as the estate has its own source of drinking water.

The entire complex and its surroundings are listed as agricultural land and protected forest areas on which additional building is not allowed. This guarantees that the location will always be surrounded by peace and greenery.

This exclusive property with a Mediterranean garden is definitely rare on the market. If it won your heart as it did with ours, we'll be more than glad to visit this little Istrian paradise again.

### Summary

Location	Rovinj	Property ID	2145
Price	On request	Type	house

Area	176 m <sup>2</sup>	Land area	20.500 m <sup>2</sup>
Bedrooms	1	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	-	Tax	3%
Energy certificate	-	Subtype	detached, family house, villa, rural properties, ground-floor house

## Distances

Center	4 km
Rijeka airport	180 m
Sea	3 km
Near a bigger city	3 km
Park	3 km
Pula airport	25 km
School	3 km
Store	3 km
Town center	3.09 km
Trst airport	250 m
Venezia airport	250 m
Transportation	2 km

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