



## Stone house with swimming pool near Motovun

**380.000 €**

**3.304 €/m<sup>2</sup>**

In a small Istrian village just 10 km from Motovun is located this beautiful stone house built in 1968, which was completely renovated in 2012. Exceptionally high quality materials used in the construction and the rustically furnished interior bring the civilization to the estate, while peace and quiet bring the surrounding fields and forest areas. The house is located on a plot of 700 sqm, with a total living area of 115 sqm. It is spread over three floors, ground floor, first floor and second floor.

On the ground floor is an Istrian tavern with a kitchen and a fireplace, storage and toilet. The first floor has a main entrance to the house, kitchen, dining room, living room and bathroom. On the second floor is a smaller bedroom and a large bedroom with a beautiful view of the greenery.

The cooling and heating of the property is provided by air conditioning with inverter and wood burning fireplace. The house has wooden joinery and the floors are covered with quality ceramic tiles, laminate and stone.

The enclosed courtyard has a beautiful 24 sqm swimming pool, sun deck and outdoor kitchen with social space.

This stone villa is rented for tourist purposes for most of the period and the annual income is 20,000.00 EUR.

The house is located 8 km from the larger town of Oprtalj, which has shops, cafes and restaurants. The nearest beach is 34 km from Umag, while the town of Pazin is 37 km away. The nearest highway entrance is 26 km away, Pula Airport is 55 km from the property and Venice Airport is 197 km away.

## Summary

|          |                    |             |                    |
|----------|--------------------|-------------|--------------------|
| Location | Motovun            | Property ID | 2178               |
| Price    | 380.000 €          | Type        | house              |
| Area     | 115 m <sup>2</sup> | Land area   | 700 m <sup>2</sup> |
| Bedrooms | 2                  | Bathrooms   | 1                  |

|                    |               |                         |                            |
|--------------------|---------------|-------------------------|----------------------------|
| Parking spaces     | 2             | Parking spaces (garage) | -                          |
| Floor              | ground floor  | Orientation             | Southwest                  |
| Ownership type     | Ownership 1/1 | Owner                   | Private owner              |
| Price/m²           | 3.304 €       | Tax                     | 3%                         |
| Energy certificate | In progress   | Subtype                 | family house, semidetached |

## Distances

|                    |        |
|--------------------|--------|
| Sea                | 32 km  |
| Near a bigger city | 13 km  |
| Pula airport       | 86 km  |
| Store              | 7 km   |
| Venezia airport    | 199 km |

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