



Rustic villa with pool in Motovun for sale

560.000 €

1.600 €/m²

New in Maris offer!! A unique rustic villa with a beautiful view of the surrounding nature. It is located below the town of Motovun in Istria, Croatia, and is only 25 km away from the first beaches in Porec. The property has an area of 350 m² built on a plot of 980 m² located on the southwest side of the hill. The villa is built on two floors, ground floor and first floor and has a total of 6 bedrooms.

The ground floor has a kitchen, dining room, living room with access to a covered terrace, pantry, entertainment room with billiard table, toilet and one bedroom with private bathroom.

On the first floor are 4 bedrooms with private bathrooms, an additional bathroom and a kitchen with access to a spacious terrace with an open view of the beautiful Istrian landscape. The kitchen has internal stairs leading to the gallery where is an additional bedroom.

The villa is rustically decorated and as such is for sale. Central, underfloor heating and a wood-burning fireplace in the bedroom and air conditioners with inverter guarantee a pleasant year-round stay in this beautiful property.

In order to maintain the rustic style, the exterior joinery is wooden, and the floors are covered with gres tiles and in the bedroom on the gallery with laminate.

In the garden is a swimming pool of 32 m² with a sun deck and a summer kitchen with barbecue. Mediterranean plants are planted in the yard and has enough space for a minimum of three parking spaces.

The villa is used for tourist purposes and the average annual gross income for the last three years is 58,000 EUR.

Summary

Location	Motovun	Property ID	2298
Price	560.000 €	Type	house
Area	350 m ²	Land area	980 m ²
Bedrooms	6	Bathrooms	6
Parking spaces	3	Parking spaces (garage)	-

Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.600 €	Tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Center	1000 m
Sea	25 km
Near a bigger city	27 km
Pula airport	65 km
Store	100 m
Venezia airport	216 km

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