



## Next stop – Your comfortable home

**830.000 €**

**4.150 €/m<sup>2</sup>**

In the heart of Istria, near the famous Motovun, surrounded by Istrian hills, is a magnificent stone villa of 200 m<sup>2</sup>. It used to serve as a station for the famous railway "Parenzana", today it serves to enjoy all the beauties that nature has to offer.

Located on a 4,100 m<sup>2</sup> plot surrounded by greenery, vineyards, and orchards, the stone villa is nestled among more than 200 oak and acacia, fig, and cherry trees. Enjoy the fresh home-grown fruit that a good neighbor brings you every year, grown from the surrounding orchards that surround the property. This property is bordered by a stone and green fence. Complete privacy and natural surroundings casually fill with pleasure and peace.

Your neighbors are well-known winemakers! After a delicious tasting of local wines, you don't have to worry about driving back home. Discover the charms of the gastronomy of domestic agritourism and explore the history of the ancient city on the hill – all close to your new home!

It was completely renovated in 2007, and a special provincial charm has been preserved. The house was demolished to the ground and rebuilt with existing stone. The mezzanine concrete structures, as well as the roof, are lined with planks and old beams that have given this property its old Istrian charm.

Enter through the front door into the spacious open concept dining room and living room with fireplace. From there, head out onto the covered terrace with a summer kitchen for unforgettable outdoor gatherings with baking prepared on the outdoor fireplace. The stone path from the summer terrace lures you to the large blue pool. Here you will find refreshments during hot summer days. Surrounded by natural oak shade, it is an ideal place to relax in the afternoon.

On the ground floor, there is a bedroom and a neutral kitchen with plenty of space on the counter, and the window offers a beautiful view of the greenery and another access to the backyard.

Upstairs are 2 large bedrooms with private bathrooms and exits to the balconies overlooking the Istrian landscape, the surrounding Brasca, and the green landscape.

The house has a connection to oil central heating, underfloor heating is installed on the ground floor and radiators on the first floor. All carpentry is wooden, including the floors in the bedrooms. For a real home atmosphere and warmth on cold winter days, it provides an indoor wood-burning fireplace in the living room and a bedroom upstairs.

The property is located on 550 m<sup>2</sup> of building land, while the rest, of 3550 m<sup>2</sup>, is agricultural.

If you want to rent this warm stone house, you will surely be interested in the fact that, according to the renowned agency, the average annual rental income is about € 40,000 per year.

Send us an inquiry ([info@maris.hr](mailto:info@maris.hr)) or call us on +385 (0)98 1900 688 and we will be happy to organize a private tour or sightseeing for you via video call.

## Summary

Location	Motovun	Property ID	2418
Price	830.000 €	Type	house
Area	200 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	4.150 €	Tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

## Distances

Center	4 km
Near a bigger city	30 km
Pula airport	69 km
Rijeka airport	103 km
Store	6 km
Venezia airport	219 km
Sea	20 km
School	28 km

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