

Stone house 164 m2 with a swimming pool and land - Rovinj, Istria

2.300.000 €
9.787 €/m^2

In a small Istrian village between Bala and Rovinj, on land with a surface area of 3 hectares is a situated renovated stone villa with a surface area of 155 sqm, with a covered terrace of 40 sqm and it also has a swimming pool. This real estate is only 3 km away from the nearest beaches. The villa was built in the 2009 year, on the place where it was an object which was used as a shelter and place for sleeping. Peoples and oxen working on the land we're using that object. At first, this object had only one bedroom, but in the 2015 year, when it was renovated, two bedrooms and a swimming pool were added.
The stone villa has consisted of three bedrooms with its own bathrooms (three bathrooms), a spacious kitchen with a dining room and a fireplace on woods, a living room, a terrace and an outdoor barbecue.
The kitchen and big fireplace were customs made, and some parts of furniture are in this family for generations so it is restaurated. Also, on the other hand, some parts that are in this villa are brand designed, something is from “Ikea“ and some parts like outside lightning were designed and built by the members of the owners family and it`s his profession. This villa is fully furnished for sale.
This detached villa is situated on a fenced yard, the surface area of 3 ha, and because o fit`s position it provides total privacy. It is surrounded by olive trees older than 70 years, it also has a 10 000 sqm of woods and 500 sqm of private eco-garden with vegetables. The garden has its own irrigation system.
By the house, there is a swimming pool with a net area of 44 sqm and the depth is 1.5 meters, outdoor shower, and sundeck and for the children, you have playground and swings.
As the advantage of this villa, we would like to point out that it has great thermal insulation (because of the wall thickness over the summer is fresh and pleasant and over the winter they keep the heat in the house). Villa is made of bricks, covered with Istrian stone. Of the materials, in a house is a lot of white Istrian stone, renovated wooden beams and wooden joinery. The living room is dominated by restaurated wooden beam, older than 200 years. That old beam was use din the first oil mill in Bale. Most of the colors in the villa are colors that you can find in surrounded nature.
The floor plan of this villa is longitudinal and it`s overlooking the southwest. And at last, as the best thing about this villa is we would like to point out that this villa is in a secluded area without nearby neighbors so you can enjoy perfect peace.

Summary

Location	Rovinj	Property ID	1732
Price	2.300.000 €	Type	house
Area	235 m²	Land area	30.550 m²
Bedrooms	3	Bathrooms	3
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor house	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	9.787 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, villa, rural properties, ground-floor house

Distances

Sea	5 km
Near a bigger city	6 km
Pula airport	24 km
Rovinj	6 km
Rijeka airport	130 km
Store	3 km
Town center	1 m
Trst airport	13 km
Venezia airport	240 km
Kindergarten	1 m
Market	-1 m
School	4 km
Restaurant	1 m
Transportation	2 km

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