

## ISTRA, LOVREČ - Autohtona kamena vila s prostranim imanjem, Sveti Lovreč, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, LOVREČ - Autohtona kamena vila s prostranim imanjem
Property for:	Sale
House type:	detached
Property area:	142 m <sup>2</sup>
Lot Size:	7144 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	730,000.00 €
Updated:	Aug 19, 2024

### Condition

Built:	1800
Last renovation:	2020

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Sveti Lovreč
City area:	Sveti Lovreč
ZIP code:	52448

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking	7
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spaces:

Covered parking space: yes

## Description

Description:

ISTRIA, LOVREČ - An indigenous stone villa with a spacious property Located on the edge of a charming village, only 16 km from the town of Poreč and 12 km from beautiful beaches, this extraordinary property represents a unique opportunity. The house was completely renovated in 2020, exudes elegance and offers a perfect combination of modern comfort and traditional Istrian appeal. On the ground floor there is a spacious living room with a kitchen and dining room, as well as a bathroom and a storage room. The internal stairs lead to the first floor where there are three bedrooms. The master bedroom has its own bathroom, while the remaining two bedrooms share one bathroom. In front of the villa there is a spacious covered terrace from where you can enjoy the view of the greenery and the pool. Next to the pool, there is a sunbathing area and a covered summer kitchen with a fireplace, which was built in 2022 while maintaining the authentic Istrian flair. What makes this villa special is the 9,000 m2 garden that offers enchanting paths for peaceful walks and moments of reflection. Behind the villa is another autochthonous Istrian stone house that is awaiting complete renovation to become an integral part of this exceptional property. With its living room, kitchen, dining room, bathroom and three bedrooms and two taverns on the ground floor, it is waiting for its new owner to bring his own story into it. The fenced yard includes two additional legalized buildings, one serves as a covered parking lot, and the other is in the process of being converted into a charming apartment. Furthermore, the spacious yard provides enough space to add a swimming pool, allowing future owners to expand the contents of the property after renovation. This idyllic location abounds in convenience, with a range of amenities just a few minutes' drive away. Explore the nearby shops, schools, kindergartens, restaurants, post office, pharmacy, and enjoy the beauty of nature in easy walks around the area. Surrounded by holiday villas, the area exudes a peaceful atmosphere, which makes it a desirable investment for future owners seeking a unique combination of personal vacation and lucrative tourist rental opportunities. It is an ideal opportunity for all those looking for their own corner of paradise as well as for all those looking for real estate for investment. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25947

## Additional contact info

Reference Number: 548370

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