

ISTRA, ROVINJSKO SELO - Predivna kuća s otvorenim pogledom na more, Rovinj, House



Seller Info

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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
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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, ROVINJSKO SELO - Predivna kuća s otvorenim pogledom na more
Property for:	Sale
House type:	detached
Property area:	258 m ²
Lot Size:	1203 m ²
Number of Floors:	1
Bedrooms:	8
Bathrooms:	2
Price:	727,000.00 €
Updated:	Sep 04, 2024

Condition

Last renovation:	2007
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Rovinj
City area:	Rovinjsko Selo
ZIP code:	52210

Permits

Ownership certificate:	yes
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Heating

Central heating:	yes
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Parking

Number of parking spaces:	4
Covered parking space:	yes

Description

Description:	ISTRIA, ROVINJ VILLAGE - Beautiful house with open sea view On the road Rovinj - Kanfanar, only 5-6 km away from Rovinj, there is the village Rovinjsko Selo, whose hills offer a beautiful view of the city of Rovinj and the Rovinj
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archipelago. Today, the village is only by name because it is constantly evolving and is becoming a suburb of Rovinj. In the past, about 400 houses have been built on about one square kilometer. The older ones are grouped in several locations (Rudelići, Čupići, Morovi, Vičani - bearing the names of the families who lived in them decades ago) and which are a beautiful example of rural architecture from the 19th and early 20th century, today almost all adapted. The old houses are beautiful single-storey or single-storey stone buildings, with ballads and cisterns, and a yard surrounded by a masonry fence within which you can find some bread ovens that are a hundred years old. Newly built houses are incorporated within the old cores or on the outskirts of the settlement. They are connected by alleys, on the left and right side of the main village road, which continue their way into the fields surrounded by dry stone walls. Precisely in Rovinjsko selo is a beautiful house with a direct view of the sea on one side and the Istrian hills on the other. The house consists of two separate apartments, the first apartment is on the ground floor and the second apartment is located on the first floor. The total size of the house is 258 m² located on as many as 1203 m² beautifully landscaped garden. Entering the ground floor of the house we enter the first apartment. The lower apartment consists of a living room with kitchen, one toilet, bathroom, two bedrooms, storage room and wardrobe. The rooms have parquet that is healthy and preserved, and through the apartment on the ground floor it is possible to go to the terrace with a beautiful sea view. Heating is via air conditioning, and in addition to air conditioning throughout the house is central heating. In the living room there is also a stove with which you can heat with wood or pellets. Outside the house there is a staircase leading to the first floor where the second apartment is located. The upper apartment consists of a kitchen and dining room, living room, storage room, toilet, bathroom and four bedrooms, one of which has access to the terrace. The upper terrace offers an unforgettable view of the sea and the Istrian hills. Air conditioners and central heating are installed throughout the house, and the house has all the necessary infrastructure and additional systems such as an alarm system with sensors and the Internet. The garden is arranged and regularly maintained. Behind the house is a 12x4 meter pool with Roman stairs and a mosaic built in 2018. In the rest of the yard there is a garden with several types of plants such as palm trees, magnolias, pomegranates and olive trees, then a summer kitchen (tavern) with a fireplace and its own private toilet and a small house with tools that can be converted into another species. object. From the side of the pool, it can be lowered into the basement, which is decorated and has its own air conditioning, and can be used to store various inverters from the pool and garden maintenance devices. In addition to the summer kitchen, there is a covered parking space for two cars, while at least two more cars can be parked in the rest of the yard at the entrance to the yard. The house currently has its own septic tank, but there is also a sewer that only needs to be connected to the septic tank. There is automatic irrigation in the whole yard so you don't have to worry about watering the garden and plants, and also on one side of the yard there is a water connection to which it is possible to connect a hose and water the plants by hand. Rovinj village is located near the town of Rovinj and is 6 km from the sea. Rovinj has all the main facilities

needed for a comfortable life of every family. Apart from living, the house can also be used for rent during the season, given the popularity of Rovinj and the Rovinj village. Dear clients, agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 14753

Additional contact info

Reference Number: 576925
Agency ref id: 14753