

## Grožnjan, okolica! Kamena vila sa bazenom i prekrasnim pogledom!, Grožnjan, House



### Seller Info

Name:	Agencija Diamond Realestate
First Name:	Agencija
Last Name:	Diamond Realestate
Company Name:	Diamond Real Estate d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
Country:	Croatia
Region:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440
Address:	Partizanska 5a, Dom Obrtnika, 1.kat
Mobile:	+385 52 210 824
Phone:	+385 52 210 824
About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Grožnjan, okolica! Kamena vila sa bazenom i prekrasnim pogledom!
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	531 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	690,000.00 €
Updated:	Apr 17, 2024

#### Condition

Built: 2011

#### Location

Country: Croatia  
State/Region/Province: Istarska županija

City: Grožnjan  
City area: Grožnjan  
ZIP code: 52429

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Covered parking space: yes

## Description

Description: Istria, Grožnjan, surroundings A few minutes' drive from the beautiful Grožnjan, located in a quiet village, there is this exceptional Istrian stone villa with a swimming pool and a beautiful open view of nature! The villa extends over two floors and the total area is 240 m2. On the ground floor there is a living room with a fireplace, a kitchen with a dining room, 1 room for hanging out, which can be made into another bedroom if desired, a bathroom and a technical room. From the living room there is a covered terrace from which you can access the landscaped garden, where there is a summer kitchen with a fireplace, a swimming pool and a sunbathing area. The first floor is accessed by internal wooden stairs where there are 3 bedrooms, one of which is the master bedroom with its own bathroom and the other two bedrooms share a large bathroom with a bathtub and a shower with a sauna. On the first floor there is also a wardrobe and a terrace with a beautiful open view of the greenery and nature. It also has a covered parking lot and a garage. The house is of high-quality construction with wooden floors and joinery. It was built in the Istrian style with high ceilings, wooden beams and late stone details, which gives it a special autochthonous style. Heating is central with gas, and each bathroom has underfloor heating, while cooling is with air conditioners. Due to its exceptional autochthonous appearance, the house is ideal for all lovers of Istrian stone houses who are looking for originality. Considering the location, the house is a real opportunity for vacation, year-round residence or for use for tourist purposes. Just a 10-minute drive away is the beautiful Grožnjan, where there are various quality restaurants, cafes, promenades, bike paths, shops and various other necessary amenities. The sea and beaches are a 25-minute easy drive away. ID CODE: 1027-510

## Additional contact info

Reference Number: 590617  
Agency ref id: 1027-510