

## ISTRA, LUPOGLAV - Autohtona istraska kamena kuća na osami, Lupoglav, 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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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, LUPOGLAV - Autohtona istraska kamena kuća na osami
Property for:	Sale
House type:	detached
Property area:	270 m <sup>2</sup>
Lot Size:	2100 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	450,000.00 €
Updated:	Nov 26, 2024

### Condition

Last renovation:	2023
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Lupoglav
City area:	Lupoglav
ZIP code:	52426

### Permits

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

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 7

## Description

Description:

ISTRIA, LUPOGLAV - Picturesque stone villa in a peaceful environment This is a high-quality autochthonous Istrian stone house located in an ideal strategic location favorable for a quiet, relaxed vacation in maximum privacy of nature, numerous magical promenades, interesting and demanding cycling and hiking trails. In addition, there is also a rare opportunity for an ideal family property that offers you the opportunity to escape from the city's fast-paced lifestyle, noise and numerous crowds. This warm and high-quality villa is located on the edge of a small and quiet settlement without many neighbors. INFORMATION ABOUT THE VILLA; It has a total living area of 270 m<sup>2</sup> and is located on a magical fully fenced garden hidden from view, which extends over a spacious 2100 m<sup>2</sup>. As soon as we enter the villa, we are greeted by the warmth of the true Istrian spirit of interior decoration with pronounced stone details on the walls, as well as original solid wood furniture, each piece of which tells its own story. With all the small details and high-quality execution of the renovation works, they will not remain indifferent. The interior space is organized so that upon entering the villa, we find ourselves in a larger open space area with an open ceiling that adds to the airiness of the space and its natural lighting, in the same space there is a spacious living room ideal for socializing and relaxing with a functional wood-burning fireplace. the middle of the space is occupied by a spacious dining room, and finally a modern kitchen, which is decorated in the same style as the rest of the house. On the same floor, there is a separate guest bathroom, a technical room, and an area that is currently used as a storage room, and the current owners are planning to convert it into a SPA area by the start of the season. All bedrooms are located on the upper floor, with one of these bedrooms being the master bedroom, and it is located in a private and separate part of the villa, accessed from the ground floor, and has its own bathroom. While the other two bedrooms, each of which has its own bathroom, are accessed by a staircase from the living room. There is also a corner in part of the gallery with a shelf of your favorite books, ideal for relaxing. The villa is sold fully furnished, as can be seen in the pictures. Which includes high value solid wood antique furniture that has been recently restored. In order to ensure quality time with family and friends, a round pool with a diameter of 8.70 meters is located on the spacious garden, and there is also a brick barbecue with a wooden gazebo. This autochthonous Istrian stone ruin was completely renovated in 2013 with modern solutions, and this year additional investments were made in the villa in order to raise the general level of quality of stay in the villa. 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: 30843

## Additional contact info

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