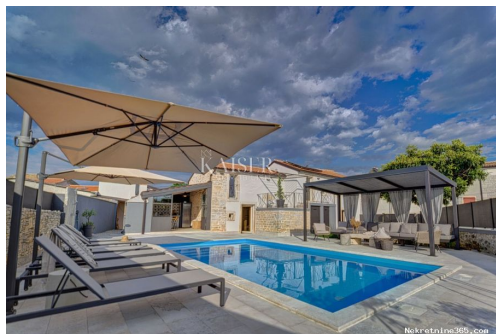


## Istra, Sv.Lovreč kamena vila s bazenom, Sveti Lovreč, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Sv.Lovreč kamena vila s bazenom
Property for:	Sale
House type:	detached
Property area:	137 m <sup>2</sup>
Lot Size:	198 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	595,000.00 €
Updated:	Nov 18, 2024

### Condition

Built:	1920
Last renovation:	2017

### Location

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

### Permits

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

### Additional information

Energy efficiency:	B
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## Parking

Number of parking spaces: 2

## Description

Description: Kaiser Immobilien puts on the market a stone villa with a pool of 137 m<sup>2</sup>, located in a small settlement near Sv. Lovreč, built in 1920 and thoroughly renovated in 2017. The house consists of a ground floor of 72.7 m<sup>2</sup> and a first floor of 63.95 m<sup>2</sup>. Communication between floors is made possible by a metal internal staircase. Massive load-bearing walls are built of stone. The mezzanine structure is made of reinforced concrete. A wooden roof structure was installed. The roof is pitched, covered with tiles. The skimmer-type concrete pool is covered with a 32 m<sup>2</sup> foil. On the ground floor there is a living room with a kitchen and a dining room, a bedroom with a bathroom, a toilet, a summer kitchen and a boiler room. On the 1st floor there are two bedrooms with bathrooms and a terrace. The house is oriented to the southwest. For heating and cooling purposes, Midea air conditioners (4x), electric underfloor heating in the bathrooms, solar panels for hot water heating and an electric water heater for heating domestic hot water 300 l have been installed. The house is sold fully furnished, and the new buyer only needs to bring personal belongings. During the summer season, the house is rented to tourists. The price of the house includes solid wood furniture, bathroom furniture and outdoor furniture. The total area of the land with the yard is 335 m<sup>2</sup>. There is a parking lot with two parking spaces inside the yard. It is up to you to call the agent and arrange a viewing of the property. ID CODE: 117-002

## Additional contact info

Reference Number: 648423  
Agency ref id: 117-002  
Contact phone: +385923782803, +385995677888