

ISTRA, LOVREČ - Autohtona kamena vila s prostranim imanjem i doatnim objektom, Sveti Lovreč, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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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 i doatnim objektom
Property for:	Sale
House type:	detached
Property area:	142 m ²
Lot Size:	5000 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	726,000.00 €
Updated:	Oct 22, 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 spaces: 7
Covered parking space: yes

Description

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ISTRIA, LOVREČ - Indigenous stone villa with a spacious property with an additional stone building. Located on the edge of a charming village, only 16 km from the city of Poreč and 12 km from beautiful beaches, this extraordinary property represents a unique opportunity. It is a restored autochthonous Istrian stone villa that offers its future owners everything they need for a safe and peaceful stay. **DESCRIPTION OF THE VILLA:** Located on a property completely renovated in 2020 with a total square footage of 142m² of living space, it exudes elegance and offers a perfect combination of modern comfort and traditional Istrian appeal. On the ground floor of the villa there is a spacious living room with a kitchen and dining room, as well as a bathroom and a storage room. 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 same 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 retaining the authentic Istrian flair. What makes this villa special is its 5,000m² garden, as well as the accommodation itself at the end of the village, which offers enchanting paths for peaceful walks and moments of reflection with maximum privacy. 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. **ADDITIONAL INFORMATION:** The future owners have the opportunity to buy an additional part of the property in addition to this villa, and it is about: Behind the first villa there is another autochthonous Istrian stone house, with a total living area of 217 m², which is awaiting complete renovation in order to become an integral part of this exceptional real estate. 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. With all facilities and land, it would be a property with a total of 9632m². For any additional questions, necessary information or wish to organize a tour of the villa and its location, feel free to contact us at any time! Dear clients, the agency commission is charged in

accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34328

Additional contact info

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