

## AUTOHTONA ISTARSKA KAMENA VILA, Novigrad, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	AUTOHTONA ISTARSKA KAMENA VILA
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	860 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,200,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	1818
Last renovation:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Novigrad
City area:	Novigrad
ZIP code:	52466



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

Description:	NOVIGRAD SURROUNDINGS A charming place that offers a unique combination of natural beauty, rich history and superb gastronomy. This small but colorful community, located only a few kilometers from famous tourist destinations such as Poreč and Umag, is the ideal destination for those looking for a quiet and authentic holiday. The location is surrounded by picturesque hills, vineyards and olive groves, which makes it perfect for nature lovers and active
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vacationers. Cycling and hiking trails pass through beautiful landscapes. One of the main assets of this settlement is gastronomy. The place is known for its excellent restaurants and taverns that offer authentic dishes prepared from local ingredients. Truffles, homemade pasta, prosciutto, cheese and fresh seafood are just some of the specialties you can taste. Top Istrian wines, especially Malvasia and Teran, and olive oil produced in the surrounding olive groves are an indispensable part of every meal. This house, which extends over the ground floor, first floor and high attic, perfectly combines traditional Istrian construction with modern luxury, creating an ideal home for lovers of history, nature and comfort. The ground floor of this stone beauty offers a spacious and open living room that is the heart of the home. The stone walls exude authentic Istrian charm, while the fireplace provides warmth and comfort in the colder months. The spacious kitchen with modern appliances and the dining room are perfect for family gatherings and dinners with friends. Glass doors lead to a large terrace overlooking the garden, where you can enjoy morning coffee or evening relaxation. On the first floor, there is a bedroom with its own bathroom, with a beautiful view of the surrounding landscape. This master bedroom in particular stands out for its size and luxurious details. In the high attic there are 3 bedrooms and 2 bathrooms, which are decorated to the last detail. The exterior of the house is as impressive as its interior. A spacious garden with two hundred-year-old olive trees, a two-hundred-year-old mulberry and other Mediterranean plants provides a peaceful environment for relaxing and enjoying nature. The stone terrace with barbecue and outdoor dining area is perfect for summer parties and family dinners outdoors. In addition to the pool in the yard, which provides refreshment during hot summer days, you also have a relax zone with a sauna and a shower at your disposal. This impressive stone house in northern Istria perfectly combines traditional architecture with modern comforts. With its spacious ground floor, elegant first floor and versatile loft, it offers everything you need for a luxurious and comfortable life. Ideally located in a peaceful environment, yet close to all important facilities, this house is a real oasis of peace and beauty in the heart of Istria. \* ORIGINAL STONE HOUSE FROM ISTRIA \* GROUND FLOOR, FIRST FLOOR and HIGH ATTIC \* 4 BEDROOMS \* 3 BATHROOMS + 1 in the relax zone \* 1 TOILET + 1 in the relax zone \* FLOOR HEATING ON A HEAT PUMP \* FIREPLACE in the living room \* 5X INVERTER AIR CONDITIONING \* FULLY EQUIPPED SUMMER KITCHEN \* SWIMMING POOL 11.5m x 4m (heated and with electrolysis system / salt water) \* THE YARD HAS AN IRRIGATION SYSTEM \* RELAX ZONE WITH SAUNA \* 2 PARKING PLACES \* FOR SALE COMPLETELY FURNISHED The property is neat! ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 roberta.poropat@dogma-nekretnine.com ID CODE: IS1512472

## Additional contact info

Reference Number: 668134  
Agency ref id: IS1512472