

EURO PARTNER

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Code :	00392
Location :	Sveti Lovreč
Building area :	182 m2
Land area :	1072 m2
Number of bedrooms :	4
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	3 km
Distance from the sea :	12 km

Price : 599.000 €

BUILDING

Number of rooms :	5
Number of floors :	2
Energy class :	in preparation
Year of construction :	2006
Year of renovation :	2024
Condition :	Well maintained

AREAS & SPACES

Vanjska površina :	890 m2
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AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	2
Private pool :	Yes

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

In a peaceful Istrian village, just 2-3 km from the picturesque Sveti Lovreč, lies this beautiful stone house that uniquely combines authentic Istrian architecture, Mediterranean charm, and modern living comfort. The house offers 182 m² of living space and is located on a beautifully landscaped and fully enclosed plot of 1072 m². Upon entering the house, you immediately sense a special atmosphere

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created by the combination of natural stone, wood, and traditional Istrian elements. The interior is decorated in a characteristic rustic style. Exposed wooden beams on the ceilings further emphasize the authentic character and warm ambiance of the house.

The bright and spacious ground floor features a fully equipped kitchen and a living room with a fireplace. From this part of the house, you have direct access to the covered terrace, perfect for outdoor breakfasts, summer meals, or relaxing evenings surrounded by the Istrian landscape.

The ground floor also contains a total of three bedrooms. Two of them are discreetly separated from the living room by a small hallway and share a bathroom, while the third bedroom, located on the other side of the ground floor, has its own bathroom and access to the backyard behind the house.

The internal staircase leads to the upper floor, where there are two more bedrooms, each with its own bathroom. This layout offers a high level of comfort and privacy for both family members and guests.

The plot of 1072 m² on which the house is built offers a spacious lawn with a pool located right next to the outdoor terrace. Private parking spaces are also available within the yard.

For comfort throughout the year, the villa has central heating and individual air conditioning units in each room. The traditional fireplace provides additional warmth and a particularly cozy atmosphere during the winter months.

Key features:

182 m² of living space, 1072 m² total land area

4 bedrooms, 3 bathrooms, fully equipped kitchen and dining area, living room with fireplace

wooden beams on the ceilings, Istrian natural stone and traditional architectural elements

Central heating, air conditioning in every room

Covered terrace, outdoor grill, private pool, 32 m², spacious sun terrace

2 private parking spaces

Only 2-3 km from Sveti Lovreč

Approximately 12 km from Poreč and the sea

This stone house embodies the best of Istria with natural stone, wood, Mediterranean greenery, and the warm atmosphere of its interior – an authentic Mediterranean lifestyle, peace, privacy, and the timeless beauty of traditional Istrian architecture.