

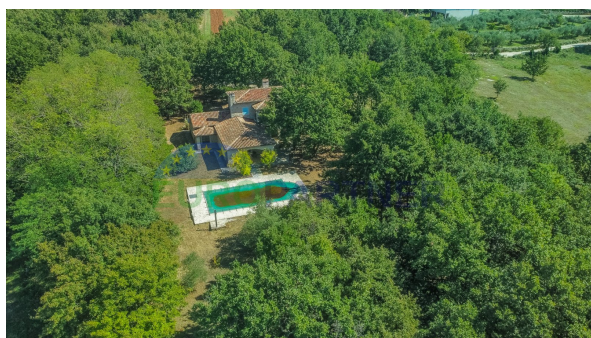
EURO PARTNER

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Code :	00402
Location :	Sveti Lovreč
Building area :	237 m2
Land area :	3496 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	15 km
Distance from the sea :	15 km
Orientation :	South

Price : 950.000 €

BUILDING

Number of rooms :	4
Number of floors :	2
Energy class :	in preparation
Year of construction :	2004

AREAS & SPACES

Storage room :	9 m2
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AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Private pool :	Yes

HEATING & COOLING

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

INFRASTRUCTURE

Water :	Yes
Septic tank :	Yes

DOCUMENTATION

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

For sale is a beautiful, unique stone villa situated on a spacious plot of 3,500 m²; with its authentic character, expansive grounds, and surroundings, it offers a rare blend of tradition, comfort, and complete privacy.

The villa features 237 m² of living space spread across two floors. The ground floor comprises a spacious, inviting living room connected to the kitchen and dining area, a guest toilet, a bedroom with an en-suite

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bathroom, and an additional storage room. The open, functional layout is ideal for both daily living and hosting family and guests.

The upper floor houses two additional spacious bedrooms, each with its own bathroom and access to a balcony. One of the bedrooms also features a private walk-in closet, offering an extra level of comfort and convenience.

The grounds are distinguished by a traditional Istrian stone **kažun** (a small, round stone structure) measuring 9 m², currently utilized as storage and a technical room for pool equipment.

The spacious yard also features a 65 m² swimming pool; while currently out of use, it offers excellent potential for renovation and the creation of an attractive private area for outdoor relaxation and enjoyment.

A key highlight of this property is its expansive 3,500 m² plot. The property is rich in greenery, featuring oaks, cypresses, and other mature trees that provide natural shade, further enhancing the sense of tranquility and ensuring a high level of privacy.

This unique villa is ideal for those seeking a property with character, spacious grounds, and an authentic Istrian atmosphere—whether as a family home, a holiday retreat, or a tourism investment.

A property that offers the feeling of a private sanctuary, surrounded by greenery and nature, while simultaneously providing space, comfort, and authentic Mediterranean character.