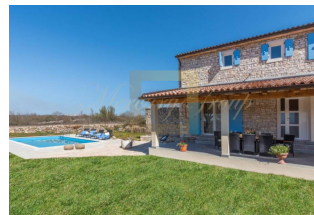
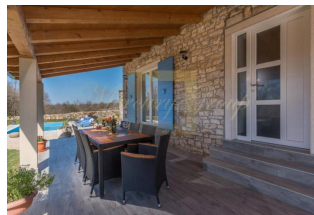




**Lovreč, an autochthonous stone villa with a spacious property**

*Croatia, Istria*

|                        |                  |
|------------------------|------------------|
| <b>Price:</b>          | <b>€ 730 000</b> |
| <b>Object type</b>     | House            |
| <b>Market</b>          | New building     |
| <b>Year built</b>      | 1800             |
| <b>Bedrooms</b>        | 3                |
| <b>Number of rooms</b> | 3                |
| <b>Land area</b>       | 7144 m2          |
| <b>Area</b>            | 142 m2           |
| <b>Category</b>        | For sale         |



Located on a private property, completely renovated in 2020, with a total square footage of 142 m2 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 bathroom, while the remaining two bedrooms share one bathroom.

In front of the 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 maintaining the authentic Istrian flair.

What makes this villa special is the 7,144 m2 garden that offers enchanting paths for peaceful walks and moments of reflection.

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.

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 offices, and pharmacies, 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.

\* Additional information:



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Future owners are offered the option of purchasing an additional building located at the back of the villa, which is an autochthonous Istrian stone house with a total living area of 217 m<sup>2</sup>, which is awaiting complete renovation to become an integral part of this exceptional property. With its living room, kitchen, dining room, bathroom three bedrooms, and two taverns on the ground floor, it is waiting for its new owner to bring his own story into it.

The purchase of an additional building would be an interesting offer, which would then mean that we are talking about two properties with a total residential square footage of 359 m<sup>2</sup> and a total of 9632 m<sup>2</sup> of garden.

It is an ideal opportunity for all those who are looking for their own "corner of paradise".

For more information, feel free to contact us.

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