



**Žminj, a luxurious stone villa in the center of Istria**

*Croatia, Istria*

<b>Price:</b>	<b>€ 895 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	1709
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	1800 m2
<b>Area</b>	300 m2
<b>Category</b>	For sale



We are selling a beautiful autochthonous Istrian house, completely renovated in 2014, located in Žminj, the center of the Istrian peninsula.

This house tells a 300-year-old story with its distinctive Istrian stone walls, inside which there is a beautifully decorated ambiance. The house is a two-story building with a square footage of 300 m2 and consists of a total of 5 bedrooms, each with its bathroom, one separate toilet, spacious living room, and dining room, fully equipped kitchen, laundry room, social room with exercise equipment, pool table, and table football. and a relaxation room with a jacuzzi and sauna. The house is heated with gas central heating, and air conditioning is installed in each bedroom. There is also a wood-burning fireplace in the living room, which further enhances the atmosphere and atmosphere in the room.

On the well-maintained and fully fenced yard of 1800 m2, in addition to the arranged sunbathing area, there is a heated swimming pool with automatic water disinfection (salt water) of 55 m2, a children's playground, parking, and a covered terrace with a dining table and a stone grill. Planted plants a beautiful grassy area and a view of the pool guarantee the enjoyment of summer evenings, and the facilities that this villa offers allow for maximum relaxation and enjoyment. The house is located in a very accessible and well-connected location, and the fenced yard offers peace, quiet, and privacy. The house is categorized with five stars and as such provides a quick return on investment through tourist rent, but it is very easy to imagine it as a house for a large family.

The place is ideal for enjoying nature, hiking, or cycling, and on the way through Žminj and its surroundings, you will come across many stone houses, each of which tells its own story. Centuries-old Istrian stone houses have been converted into agritourism, so you can taste local Istrian cuisine, and on the last Saturday in August, the traditional Bartulja feast is held, the biggest folk feast that Istrians and their guests never miss.

For more information, feel free to contact us.



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