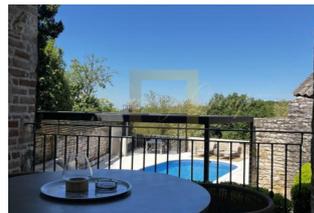




**Istria, Brčići beautiful stone villa with pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 545 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	382 m2
<b>Area</b>	120 m2
<b>Category</b>	For sale



In the heart of picturesque Istria, surrounded by gentle Istrian hills, lies this luxurious stone villa with a swimming pool. Thanks to its location, many attractions are just a 15-20 minute drive away: stunning beaches, top Croatian wineries, and the most romantic towns on the Mediterranean. The villa is the result of a careful reconstruction, carried out with great thought and love. It beautifully blends modern design with traditional Istrian lifestyle. Every detail was meticulously planned and designed, with special attention given to the use of authentic materials, with most walls clad in old stone.

On the ground floor, there is a fully equipped kitchen, dining room, living room with a fireplace, and a toilet. The first floor features two bedrooms with double beds, one of which has a terrace with panoramic views. There is also a bathroom on the same floor, equipped with high-end fixtures. The surrounding landscape enhances the Mediterranean character of the villa. In front of the house, there is an old olive tree and a beautifully manicured lawn, maintained by a team of professionals. The villa has private parking for two cars and is fully enclosed.

The outdoor pool is lined with the highest quality Italian tiles. Next to the pool, there is a summer kitchen with a barbecue, a terrace, and an outdoor shower. The large couch on the terrace is a perfect, cozy spot where you can relax and enjoy the mild Istrian climate.

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