



**Stone House with Mediterranean garden and sea view**

*Montenegro, Boko-Kotor Bay*

<b>Price:</b>	<b>€ 799 000</b>
<b>Object type</b>	House
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	580 m2
<b>Area</b>	209 m2
<b>Category</b>	For sale



A beautifully restored and modernized traditional stone farmhouse with mature Mediterranean terraced gardens (Olive, Cypress, Bay, Lemon, Pomegranate, Fig, Mandarin, Mulberry, Eucalyptus, and Palms), just 150m from the sea. Entrance: From the gated 2-car parking area, a curving garden path leads to the house entrance, with a large shaded 32m2 patio providing the perfect "All-Season" entertainment space. Ground Floor: Open plan modern kitchen with breakfast bar and dining room with terracotta floor tiles and a wood burning stove, leading to a light and airy living room with floor-to-ceiling "built-in" wardrobe storage, double height windows and a double door opening to a traditional stone cobble paved patio. The living room has underfloor heating for the cooler months. The German-made Nolte kitchen with granite surfaces has an electric hob, oven, extractor fan, dishwasher, large fridge freezer, and microwave. On the ground floor, to the left of the central hallway, Bedroom 1 accommodates a queen-sized bed with plentiful room for storage. To the right, Bathroom 1 is spacious with a modern shower (and washing machine). Cupboard storage under the central staircase with iron balustrading, leading to the 1st Floor. 1st Floor: The upper family room is a beautiful, ample open space accessing two terraces with spectacular views. Oak parquet floors and a floor-to-ceiling built-in bookcase create a peaceful sanctuary. Bedroom 2: A very spacious 25m2 master bedroom with views across the Bay of Kotor and double-door access to the terrace. Bedroom 3: Another very spacious 19 m2 double bedroom, with a floor-to-ceiling "built-in" modern wardrobe. Bedroom 4: Accommodating a queen-sized bed with plentiful room for storage. Bathroom 2: Large, light modern bathroom with shower and underfloor heating. The interior style is contemporary, with echoes of its traditional Montenegrin origins. There is air conditioning and heating throughout the house, with security video and motion sensor alarms installed. The property includes a separate garden building (shed/storage), a stone BBQ, and gated parking for two vehicles. The house is nestled on the edge of a secluded meadow (Lekovina) in the maritime village of Prcanj, surrounded by pine and olive woodlands, with fabulous views over the Bay of Kotor and the surrounding mountains towards the peaks of Lovcen.

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