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| <b>Code :</b>                     | 00871               |
| <b>Location :</b>                 | Novigrad            |
| <b>House Type :</b>               | Detached house      |
| <b>Building size :</b>            | 270 m <sup>2</sup>  |
| <b>Lot size :</b>                 | 1009 m <sup>2</sup> |
| <b>Distance from center :</b>     | 10000 m             |
| <b>Distance from sea :</b>        | 10000 m             |
| <b>Number of floors :</b>         | 2                   |
| <b>Number of rooms :</b>          | 0                   |
| <b>Number of bedrooms :</b>       | 4                   |
| <b>Number of bathrooms / WC :</b> | 5 / 6               |
| <b>Number of parking lots :</b>   | 4                   |
| <b>Year of last adaptation :</b>  | 2023                |
| <b>Energy efficiency :</b>        | Not specified       |
| <b>Sea View :</b>                 | Yes                 |
| <b>Balcony :</b>                  | Yes                 |
| <b>Internet :</b>                 | Yes                 |
| <b>Swimming pool :</b>            | Yes                 |
| <b>Climate :</b>                  | Yes                 |
| <b>Satellite :</b>                | Yes                 |
| <b>Sauna :</b>                    | Yes                 |
| <b>Heating :</b>                  | Yes                 |
| <b>Underfloor heating :</b>       | Yes                 |
| <b>Depository :</b>               | Yes                 |
| <b>Outdoor kitchen :</b>          | Yes                 |
| <b>Current implemented :</b>      | Yes                 |
| <b>Conducted water :</b>          | Yes                 |
| <b>Asphalted :</b>                | Yes                 |
| <b>Building permit :</b>          | Yes                 |

**Price :** 1.500.000 €

In a small Istrian village of only a few houses, surrounded by untouched nature, for sale is this stone villa with a swimming pool and a beautiful sea view.

The total area of

the villa is 270 m<sup>2</sup> and has two floors.

The ground floor consists of an entrance hall that has access to the spacious living room with a view of the greenery and the valley of the river Mirna flowing into the Adriatic Sea.

There is also a kitchen and dining room with access to the outdoor kitchen, laundry room with toilet, storage room, bedroom with private bathroom, guest toilet, and a relaxation area with sauna.

The first floor consists of a hallway, three bedrooms, each with a bathroom,



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and two loggias.

The real gems of this house you will find in the garden – everyone’s favorite summer kitchen, two terraces, a sunbathing area, and a unique pool of 48 m<sup>2</sup>. The pool is built on the foundation of old stone house ruins, which makes it look as though it is a part of nature, completely immersed in the environment.

On the property, there are 100-year-old trees of oak and mulberry, as well as other Mediterranean vegetation such as olives, pomegranate, fig, and others. As far as the view from the house is concerned, you can choose your favorite – the sea, the vineyards, or the olive groves that surround the lot.