









Code :	00241
City :	GROŽNJAN, Grožnjan
Building size :	200 m2
Lot size :	1721 m2
Distance from city :	3000 m
Distance from sea :	15000 m
Living room :	No
Bedrooms :	4
Bathrooms :	3
Terraces :	3
Garden size :	1700 m2
Parking places size :	50 m2
Garages :	0
Basement / Warehouse :	Yes
Year of built / adaptation :	2017
Energy efficiency :	processing
View :	Mountains
Infrastructure :	Electricity, Water, Phone, Sewerage, Asphalt

Price :	1.250.000 € / 9.418.125 Kn

Istria, Groznjan. On a large plot of 2,441 m2 there is the main building - a house with three bedrooms, an accessory building used as an apartment with a cellar, storage room, a 60 m2 pool, covered parking spaces, and a woodshed.

Istria, Grožnjan, just 3 km from the small Istrian town of great cultural importance, on the very slope of the hill, this luxurious villa with a beautiful panoramic view of the Mirna river valley is located.
On a spacious plot of 2441 m2, there are the main building - houses with three bedrooms, an auxiliary building in the function of an apartment with a tavern, a storage room, a swimming pool of 60 m2, covered parking spaces and a woodshed.
The villa is completely fenced and surrounded only by nature.
A combination of elegance and luxury with rustic elements, as a winning combination for true enjoyment of the space.
On the ground floor of the main house there is a living room uniquely decorated with stylish furniture, a kitchen made to measure with elements of oak wood over 100 years old, a bedroom with access to the garden, a bathroom, an additional toilet and a storage room - a laundry room.
From the living room there is an exit to a covered terrace that invites you to enjoy complete peace and nature.
Living rooms with unique pieces of furniture combined with wooden beams radiate a warm atmosphere.

The beautifully lit space offers an additional atmosphere with enough windows and doors that offer a view of the greenery.
On the first floor there is a master bedroom with a wardrobe, a bathroom and a bathtub.
The house is heated using a central fan convector system connected to a wood stove and solar collectors, so several methods can be combined. In addition, there is underfloor heating in the bathrooms.
When you add to that the excellent thermal insulation of the wall of 20 cm, and 60 cm under the roof and three-layer glass, it certainly provides enough heat and use throughout the year.
The entire villa was built and equipped with top-class 1st-class materials, and the complete furniture was custom-made and included in the price.
The additional building consists of a tavern with a fireplace for gatherings, a bedroom and a bathroom. Next to the tavern, a spacious terrace for socializing.
At the edge of the plot there is a storage room.
The outdoor pool is heated by solar collectors.
The entire garden is wonderfully horticulturally decorated with many aromatic Mediterranean plants, 36 olive trees, and two hundred-year-old olive trees.
The lawn surrounding the property has an automatic irrigation system.
A property that will surely provide a lot of peace and enjoyment in the unique view of the hills.
Only a few houses within 300 m.

Distance from restaurant and shop (Grožnjan) - 3 km
Distance from a bigger city - 6 km (Buje)
Distance from the sea - 14 km

Grožnjan is a charming picturesque hilltop town known for its well-preserved medieval architecture, charming narrow streets and stunning views of the surrounding countryside.
It is a popular destination for artists and tourists, also called the "city of artists". Various cultural events, music festivals, art exhibitions and workshops are held in the city. Apart from its artistic charm, Grožnjan is also known for its traditional Istrian houses, complete peace and proximity to olive groves and vineyards. It offers a perfect blend of art, natural beauty and history.

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