PARENTIUM PREMIUM REAL ESTATE
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Code :	01875
Location :	Grožnjan
Building size :	690 m2
Lot size :	10000 m2
Distance from center :	5000 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	10
Number of bedrooms :	7
Number of bathrooms :	6
Number of toilets :	4
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2012
Energy efficiency :	Not specified

Price :	4.670.000 €

Istria, Grožnjan - surroundings

This authentic Istrian property consists of 4 buildings with a total living area of 690m2, surrounded by a large yard enclosed by a stone wall, providing complete privacy and a retreat from everyday hustle and stress.

The larger main villa features 5 bedrooms with en-suite bathrooms, a fully equipped kitchen, dining room, and living room with a fireplace, WI-FI internet access, and a game room. The terrace and pool of 65m2 are large enough to accommodate more than 14 people.

The smaller villa has 2 spacious bedrooms, a fully equipped kitchen with a dining area, a living room with a fireplace, and a covered terrace with seating space.

The property has two access roads, one with automatic opening, a garden of 10,000 m2, 2 wine cellars, and parking for 7 cars.

While staying here, you can lounge by the south-facing pool or relax in the children's area of the pool, which has several strong massage jets.

The villas are air-conditioned and equipped with central heating for year-round enjoyment.

This exclusive villa was originally built in the late 19th century and was

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renovated in 2012 to a high standard, in accordance with conservation guidelines for buildings of the second protection degree, preserving Istrian tradition while offering all modern amenities.

This charming property is ideal for those who wish to stay in unspoiled nature where time has stood still, while at the same time experiencing the hustle and bustle of nearby coastal towns, resorts, and beaches. The property can be an excellent business investment for hosting various events or tourist rentals.