ID: 2255

# AUTHENTIC STONE VILLA IN THE HEART OF ISTRIA

Žminj

**875,000 €**
2,734 €/m$^2$







The County of Istria is famous as one of the most suitable regions for life and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population. In the very center of Istria, surrounded by greenery, rich fertile fields, and a hard-working and enterprising resident population, the Municipality of Žminj is located, which over the years, investing in its content and infrastructure, is becoming an increasingly sought-after place for family housing and a highly sought-after investment and investment destination.

An old, Istrian, stone villa that has been restored and renovated is located in a village not far from Žminj. This is one of the oldest stone villas in Istria, which dates back to 1709, and was

renovated in 2020. The house has an area of 320 m2 and consists of a ground floor with a spacious living room in a rustic, old Istrian style with a fireplace, a kitchen, a dining room, a bedroom with a bathroom, a laundry room, a room for hanging out with exercise equipment, table football, a pool table, rooms which SPA area with sauna and jaccuzzi, and upstairs there are 4 bedrooms each with its own bathroom. Each room has its own air conditioning unit, and central gas heating is installed throughout the house, which offers the option of choosing between gas, wood and electricity heating.

The yard is about 1300 m2 and has a children's playground, parking, summer kitchen, covered terrace with a dining table and a stone grill, a spacious pool of 55 m2 without chemicals, based on natural sea salt.
Every detail is a reflection of Istrian culture, and every room exudes warmth and a special atmosphere.

Due to its quality, authenticity, surface area, contents, quiet location, the mentioned real estate represents a great potential for future buyers and provides the possibility of engaging in the catering activity of renting, which would significantly speed up the return of invested funds or enjoying it for a luxurious family life.

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Licensed agent

## Summary

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|---|---|---|---|
| LOCATION | Žminj | PROPERTY ID | 2255 |
| PRICE | 875,000 € | TYPE | Villa |

ID: 2255

## Extra features

- Access road
- Garden
- Yard

## Infrastructure

- Electricity
- Water
- Gas

View original listing