VILLA FOR SALE ROVINJ 750 000 EUR ID: 3665

General information:

Category	: Villas
Type	: For sale
Rooms	: 4
Bathrooms	: 2
Bedrooms	: 3
Square meters	: 140
Land lot	: 700 sqmt

Description:

A fantastic villa that completely delighted us with its location, amenities, and quality close to city of Rovinj. The pool area enjoys sunshine from the morning until early evening, with various seating and lounging spots available for perfect and relaxing stay in either the sun or the shade. Its secluded position on the edge of town makes the house a private retreat where you can enjoy peace and quiet, undisturbed. At the same time, its close proximity to Rovinj means you can quickly and easily head into the lively city whenever you like. In addition to the superb services, the house is situated in a peaceful and idyllic setting near Rovinj. This beautiful detached single-story house is ideal for those seeking privacy, comfort, and a Mediterranean lifestyle. The house has a total area of â€‹â€‹139.28 mÂ² and is set on a well-landscaped plot of 700 mÂ². The outdoor area is enhanced by a heated swimming pool with a sun deck; together with the landscaped garden, it creates an excellent environment for relaxation and outdoor living. The interior is highly functional, featuring an entrance hall, three comfortable bedrooms, two modern bathrooms, a laundry room, and a spacious open-plan living area connected to the kitchen and dining room. This central part of the house serves as the primary gathering space, offering a warm, inviting, and family-friendly atmosphere. The villaâ€™s technical equipment is flawless and nothing is missing. The windows are fitted with insect screens, allowing you to sleep with them open. Large glass walls seamlessly connect the interior with the outdoors. Both the living room and two of the bedrooms provide direct access to a covered terrace and the garden, ensuring a fluid transition between indoor and outdoor spaces. Thanks to its southern orientation, the house is bathed in natural light throughout the day. The property is equipped for comfortable year-round living. It includes three air conditioning units, and a chimney is in place, allowing for the easy installation of a fireplace or stove. Furthermore, the home is pre-installed for underfloor heating, giving the future owner the flexibility to complete the system according to their own preferences and needs. The house features high-quality aluminum joinery with insect screens, while the facadeâ€”incorporating 12 cm of thermal insulationâ€”further enhances energy efficiency and ensures a comfortable indoor temperature throughout the year. For added security, a video surveillance system and an alarm system have been installed. The combination of a spacious interior, a southern orientation, a heating system, a swimming pool, a private garden, and a quiet location near Rovinj makes this property an excellent choice for year-round living, a holiday home, or tourist rentals.

Additional information

Sea distance:	9000
Centre distance:	9000

Details:

1/ Air Conditioner	2/ Swimming Pool	3/ Satellite TV
4/ Furnished	5/ Barbecue	6/ Fireplace

Contacts:

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