



Location :	Grožnjan
Code :	01569
Building size :	135 m2
Lot size :	1300 m2
Distance from center :	3000 m
Distance from sea :	15000 m
Distance from beach :	15000 m
Seaview :	No
Parking :	Yes
Garage :	Yes
Basement :	Yes
Storage room :	Yes
Floor :	n/a
Number of stories :	1
Number of floors :	3
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	2
Year of construction :	2010
Energy efficiency :	processing

Price :	4.875.000 Kn
Price :	650.000 €

A beautiful detached house with a swimming pool is for sale near Grožnjan. The house is located in a quiet location surrounded by nature and greenery and with only a few houses in the village. The house has 135 m2 and is divided into 3 floors: basement, ground floor and 1st floor. The ground floor consists of a hallway, toilet and an open space area with a kitchen with dining room and living room. On the 1st floor there are 3 bedrooms and a bathroom. An internal staircase leads to the basement/tavern (also with a separate entrance) with a fireplace, kitchen, garage and bathroom. The house has a large garden of 1300 m2, of which 618 m2 is building land and it is possible to build another house, and in the garden there is a large salt water swimming pool (electrolysis) and all installations for heating the pool have been prepared. Heating in the house is via central heating, and cooling is via



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air conditioning. The distance from the center of Grožnjan is 3 km, and the distance from the sea and a beautifully decorated beach is 15 km.