



Code :	29920
Location :	Gračišće
Building size :	303 m2
Lot size :	5121 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	0
Number of rooms :	7
Number of bathrooms :	3
Year of construction :	2023
Energy efficiency :	Not specified
Parking :	Yes
Air conditioning system :	Yes

Price : 1.260.000 €

This unique property offers complete privacy and tranquility thanks to its location. Although situated in the peace of nature, the estate is only a 2-minute drive from all necessary amenities such as kindergartens, schools, and shops, while the Istrian Y highway is just 9 minutes away.

The estate spans an impressive 5,200 m², fully enclosed by a wire panel fence, making it perfect for pet owners. The garden includes two polycarbonate greenhouses, a vegetable garden, and several olive, fig, plum, and apple trees, allowing for uninterrupted home-grown food production. A water source is located 200 meters from the house.

In front of the house is a paved parking area of 360 m², while the terraces and walkways around the house are also paved (approx. 100 m²).

The house consists of a reinforced concrete basement with a net area of 99 m², which has its own entrance and functions as an apartment with 3 bedrooms and a bathroom – fully furnished and move-in ready.

The ground floor and upper floor have a total net area of 204 m² and only need to be furnished and equipped with lighting. The ground floor features a...