MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11484
Location :	Sveti Lovreč
Building size :	164 m2
Lot size :	1224 m2
Distance from center :	8600 m
Distance from sea :	25000 m
Distance from airport :	43 km
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2009

Price : 460.000 €

This charming villa in the heart of Istria offers the perfect blend of peace, nature, and proximity to the coast. Located in a quiet area, just a 30-minute drive from popular seaside destinations like Rovinj and Poreč, it is ideal for family living, a holiday home, or as a rental investment.

The house spans 164 m² and sits on a fully fenced 1,224 m² plot. The spacious garden features automatic irrigation and plenty of outdoor space for children, pets, and relaxation. The villa includes 4 large bedrooms, 3 bathrooms, a modern kitchen, dining area, cozy living room, storage room, and a covered terrace perfect for enjoying warm Istrian evenings.

A private swimming pool, renovated in 2024 with new tiles, provides the ultimate summer refreshment. The house is equipped with central electric heating and air conditioning throughout. It is being sold fully furnished – move-in ready with no additional investment needed.

Interested? Feel free to contact us for more information, a viewing, or to discuss purchase options – we're here to help!

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase

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