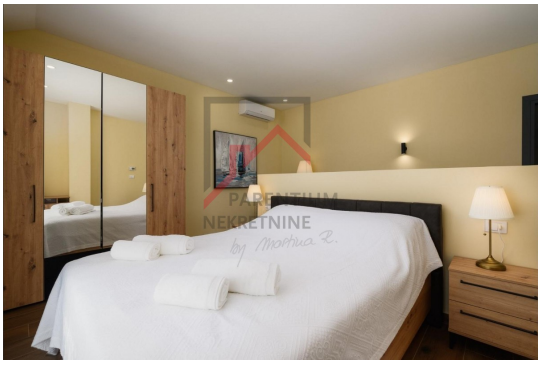
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Code :	01009
Location :	Rovinj
Building size :	188 m2
Lot size :	718 m2
Distance from center :	0 m
Distance from sea :	0 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	5
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price :	695.000 €

Rovinj, surroundings, a beautiful house for sale, which consists of the main part of the house and an auxiliary studio.
On the ground floor there is a high-quality kitchen made to measure by the German manufacturer Moderano, a dining room and a living room that have direct access to a beautiful courtyard with a swimming pool. Two bedrooms, each with its own bathroom. One of the rooms on the ground floor has a view of the pool and the yard. There is also a guest toilet on the ground floor.
A massive wooden staircase with an oak tread leads us to the first floor of the house, where there is another bedroom with a view of the surroundings and the sea. The room also has its own terrace and a large luxurious bathroom.

In the auxiliary part of the house there is a 25m2 studio, fully equipped. The studio has a living room with kitchen, toilet and boiler room.

The house has a spacious yard with a swimming pool, which also has an irrigation system.
Sprinkler and drip irrigation system for the hedge.
Summer kitchen in stone.

Additional advantages:
- excellent roof insulation - ventilated roof, stone wool of 25 cm.
- 10 cm wall insulation + demit facade
-underfloor heating, sanitary water and pool heating is on a heat pump
-windows with three-layer glass, glass 4 seasons
- waterproofing of all external surfaces
-against the burglary door
- plasticized gutters
-remote portun opening