



<b>Code :</b>	01009
<b>Location :</b>	Rovinj
<b>Building size :</b>	188 m2
<b>Lot size :</b>	718 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	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