



Code :	00229
Location :	Motovun
Building area :	222 m ²
Land area :	1306 m ²
Distance from the center :	3000 m
Distance from the sea :	26000 m
Orientation :	North-West
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	6
Number of bathrooms :	5
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	2019
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price **865.000 €**

In a quiet location with a view of the Mirna River valley and the medieval town of Motovun, there is a detached house with a net area of 222 m², situated on a plot of 1,307 m². The house was built in 2019.

It spans two floors and consists of four bedrooms, each with its own bathroom, an additional toilet on the ground floor, a spacious living room with a fireplace, a kitchen with an island, and an additional room that is currently arranged as an entertainment space, with a proposed bathroom connected to a technical room, allowing for the formation of a fifth bedroom unit.

The exterior features a covered seating and dining area, a built-in barbecue, and a lounge zone next to a heated saltwater pool (7.5



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x 4 m) with an overflow edge. The surroundings are landscaped with Mediterranean plants and enriched with mature trees, including an old olive tree and tall cypress trees.

The house is equipped with a heating and cooling system using heat pumps, photovoltaic panels with a total power of 12 kW, underfloor heating in the living area and bathrooms, and fan units in the bedrooms and living room.

Access to the house is provided through a paved yard with two private parking spaces and a remote-controlled entrance.

The house is owned by a legal entity, and the listed price refers to the house with included furniture, excluding VAT for legal entities.

The price for individuals, excluding VAT, is €950,000 with included furniture.

Additional benefit: collaboration with the owner on property management is possible, where the house could be rented out for tourism purposes with prior agreement on the usage terms by the new owner.

For more information and to arrange a viewing, please feel free to contact us.