



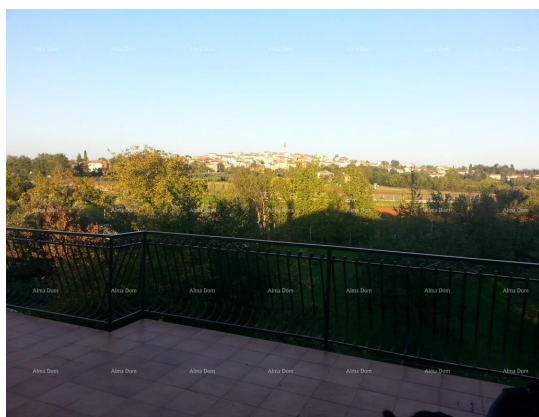
## ALMA DOM INVEST

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<b>Code :</b>	28516
<b>Location :</b>	Brtonigla
<b>Building size :</b>	330 m <sup>2</sup>
<b>Lot size :</b>	4771 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	1973
<b>Energy efficiency :</b>	B
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes

Price : 800.000 €

In the western part of Istria, this spacious house with a total living area of approximately 330 m<sup>2</sup> is situated on a large building plot of 4,771 m<sup>2</sup>. Surrounded by vineyards and olive groves, the property offers peace, privacy, and an authentic Istrian atmosphere.

The main apartment on the first floor (133.50 m<sup>2</sup>) consists of a kitchen with a dining area, a living room, three bedrooms, two bathrooms, and a hallway, along with two spacious terraces that provide an open view of the surrounding landscape and a picturesque elevated location.

The ground floor adds extra value with two separate apartments of approximately 60 m<sup>2</sup>, an office space of 20 m<sup>2</sup>, and a boiler room for central heating, along with large terraces that further expand the living space.

The property also features a garage for two vehicles, a summer kitchen with a large terrace (approximately 50 m<sup>2</sup>). Below the garage, there is a cellar of about 25 m<sup>2</sup>.

The house was built in 1973 according to a unique design and has been continuously renovated over the years - the roof (2013), complete exterior joinery (PVC windows and aluminum shutters, 20...