

Ref: G0192

Lovely B&B Boutique hotel for sale in Istrie

**999,000
EUR**



Investment type : For sale
Property type : B&B
Bedrooms : 5
Hotel area : 410

Price in Euros : 999,000 EUR
Price in US Dollars : 1,029,897 USD

Country : Croatia
Condition : Turnkey

Important: Look up this video who will give a better idea of this fantastic BB

<https://bnbtartufo.com>

Located in the small Istrian town on a land plot of 1340 sqm.

This authentic Istrian stone house boasts 302 sqm of tastefully designed interior spaces distributed over 2 floors with 150 sqm of terrace and a 36 sqm pool, offering extensive space for relaxation

The B&B is located on a 15-minute drive from the sea. A top location!

You find the silence off a small village but not far from all the top cultural en tourist hotspots off Istria.

When you enter the B&B there is space for 5 private parking places.

The main house is an old totally renovated stone house completed with a new construction with all modern comfort.

The house is spread over two floors, with the ground floor featuring an open-plan living room, kitchen and dining room and 1 sleeping room with bathroom.

The upper floor offers 3 bedrooms, each with an en-suite bathroom.

Additionally, a separate studio unit is situated across from the main house. This unit includes one bedroom, one bathroom, a kitchen, and a dining room, laundry room and double garage, making it ideal for use as a guest house or staff accommodation.

The outdoor area offers a swimming pool that has the potential to be heated, making it a great feature for year-round enjoyment. Spacious lounge area around the pool, as well as a barbecue and an alfresco dining area making the outdoor space ideal for relaxation and family activities.

The heating and cooling system is efficient, with a heat pump, AC cooling, and heating. The B&B highlights carefully chosen interior details, featuring internationally renowned Dauby handmade fittings for doors, windows, and furniture in old metal and bronze. For a seamless aesthetic, the same high-quality materials extend to bathroom, kitchen, and curtain accessories. The tiles in the lounge, crafted from metal and bronze, exude a rustic charm, combining warmth with an exclusive design.

There is a possibility to expand with a small plot off ground (135 sqm) . A small extra house for staff or guests there is an option. Also the double garage is already prepared to create an extra studio.

Sea distance 12 km

City centre 0.1 km

Supermarket 6 km

Store 0.2 km

Market 12 km

Restaurant 0.5 km

Condition of the Property: very good

Availability : Immediately

Land plot: 1.340 m²

Net floor area: 340 m²

Terrace: 150 m²

Outdoor swimming pool : 36 m²

Total built : 410 m²

Parking spaces : 5 + double garage

Automatic lawn irrigation: ½ plot

Furnished

Energy Certificate : Energy Class B

Terrace / Balcony

Alfresco dining area

Outdoor kitchen

Pool house

Grill/Barbecue