



<b>Code :</b>	00001
<b>Location :</b>	Grožnjan
<b>Building size :</b>	250 m2
<b>Lot size :</b>	300 m2
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	5
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	1885
<b>Year of adaptation :</b>	2018
<b>Energy efficiency :</b>	under development

**Price :** 750.000 €

**EXCLUSIVE OFFER - STONE HOUSE IN THE CENTER OF GROŽNJAN  
 - CITY OF ARTISTS AND MUSIC**

A stone house is for sale in the very center of Grožnjan, in the historic center within the city walls near the Church of St. Vitus, Modestus, and Crescentius.

The house has been renovated in a rustic style and is located in an excellent location.

The house has multiple rooms for tourist purposes, each with its own bathroom, and has a gross area of 250 m2. The house consists of a large terrace, a cellar, a large bathroom, a kitchen with a living room and dining room, 4 rooms with bathrooms, a large storage room, and a courtyard. The house has a central heating system.

Grožnjan, the city of artists and music, extends on top of a hill in the western part of Istria and enchants with its view of the Mirna River valley, Motovun, but also the Adriatic Sea and the green expanses. The city is special for its artistic studios, numbering more than 25, where artists sell their artworks. Along with the aforementioned church, which is over 1000 years old, it is important to mention the Spinotti-Morteani palace, which was once home to notaries and landowners, as well as the castle, which is now a concert hall and the center of the music life of the International Cultural Center of Croatian Music Youth. In the summer, Grožnjan becomes the center of painting, sculpture, music, and cultural life, with special charm added by the stage of the international festival "Jazz is back". This beautiful Istrian town



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represents great cultural significance not only for Croatia but also for the entire international community.

The reduced price is 750.000 €.

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