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# City Pag, Croatia, 1, Stone villa with sea views and pool - Ref. : 2021/303

## Selling price: 1.750.000 €.

## Location : Pag

### Advantages:

- Swimming pool
- Sea view
- Parking
- Modern
- Stone house
- Best offer
- It has an Energy Certificate

### Description :

- Living space : **390 m²**
- Land space : **2668 m²**
- Number of rooms : **4**
- Number of floors : **3**
- Number of bathrooms : **3**
- Distance from sea : **350 m**

New unique indigenous stone villa with sea views and pool

The villa was built from the ground up and the best stonemasons from the island of Brač worked on its construction using more massive stone blocks. The villa is positioned in a natural environment of old centuries-old olive trees, cypresses, pines, without many neighbors nearby. The whole property is surrounded by a high restored dry stone wall and gives the impression of a small hidden botanical garden. In addition to the swimming pool (15x5) and sunbathing area with deck chairs, there is a covered terrace with a large table for family gatherings and many other corners for family gatherings. The whole property is surrounded by olives and Mediterranean herbs such as immortelle, laurel, pine, rosemary, lavender, cypress ..

The villa in its area of □ □290 m2 spreads over two floors: - on the ground floor is a living room and separate kitchen, both rooms have direct access to a covered terrace with a large table for family gatherings, on this floor we still have a bathroom with tub and shower and an auxiliary utility room. - on the first floor which is reached by an external and internal staircase we have four bedrooms with terraces and two bathrooms. Two rooms have access to terraces overlooking the nearby islands.

This whole micro-location has been declared a botanical reserve in which thousands of centuries-old olive trees stand out. The place is a little tame Mediterranean with lots of small beaches and landscaped promenades ideal for long summer walks and cycling in a botanical setting.

Restaurants and shops are 500 meters from the villa, while the nearest airport is an hour away by car.