## Villa in Virpazar with a vineyard ID: 912 Region: Scadar

## Price: 400'000 EUR

Plot size: 9803 m2 Number of bedrooms: 4 Sea view: No House area: 220 m2 Storeys: 3 Distance to sea: 25000 m

Villa in Virpazar with a vineyard.

A villa with vineyards in a unique wine region of the Adriatic - Crmnice, s.Sotonici, a good asphalt road to the site, to Skadar lake (Virpazar) - 5 minutes. by car, to the beaches of Montenegro - 20 min. by car.

Pure mountain air, peaceful silence, panoramic mountain landscapes.

The total land area is 9803m2, of which 943m2 is the area of the villa and well-maintained house territory, 1950m2 is the land for vineyards, 6451m2 for unprocessed land on the southern slope (for future vineyards).

Fully ready to move in a two-storey villa with a basement of about 220m2. The roof is tile, the facade is textured plaster and wild stone, insulated walls, earthquake-resistant monolith. 4 bedrooms, 2 living rooms, 3 bathrooms, kitchen, dining room, terraces, 2 balconies. Fireplace, air conditioning, heated floors, boiler.

Finishing materials, furniture, equipment, built-in appliances and interior items, mainly of Italian and Spanish origin.

Author's landscape design. Many levels, retaining walls, stairs, flower beds, paths are lined with tiles or wild stone, pergolas, recreation areas. Stylish fence around the perimeter, entrance gate, gate, video intercom, parking. Adult oaks and lindens.

Ornamental plants, flowers, lawn, fruit trees, outdoor furniture. Swimming pool with lighting and cleaning system with an area of 60m2, length 11m. with a comfortable sitting area and a summer shower. Watering system. Lighting area.

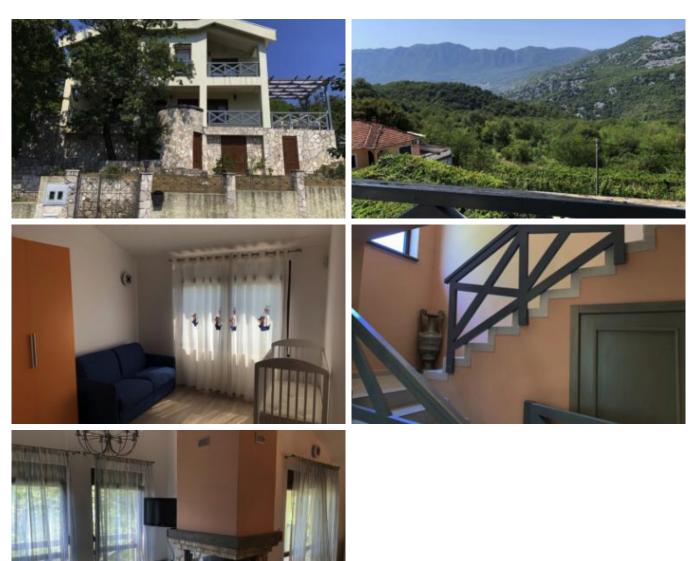
Electricity - centralized, sewage - individual septic tank, taken out for the main territory, water - local water supply, concrete tank of 50 cubic meters. for imported water, an additional tank for collecting rainwater. Concrete canal system for rainwater drainage.

Satellite television.

Wine Vault. Separate building of 76 sq. M. in traditional style with partial deepening. Done at compliance with all necessary standards, fully equipped, including climate control. There is a toilet and a tasting room with individual wooden furniture. There is a small production of high-end wine varieties Vranac with the possibility of significant expansion.



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