

# Villa in Virpazar with a vineyard

Price: 400'000 EUR

ID: 912

Region: Scadar

Plot size: 9803 m<sup>2</sup>

House area: 220 m<sup>2</sup>

Number of bedrooms: 4

Storeys: 3

Sea view: No

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 9803m<sup>2</sup>, of which 943m<sup>2</sup> is the area of the villa and well-maintained house territory, 1950m<sup>2</sup> is the land for vineyards, 6451m<sup>2</sup> for unprocessed land on the southern slope (for future vineyards).

Fully ready to move in a two-storey villa with a basement of about 220m<sup>2</sup>. 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 60m<sup>2</sup>, 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.



