Farmhouse Istria

Region: Croatia **Sleeps:** 10

Overview

Perched high on a hill of its own and overlooking the Medieval fortress town of Motovun, Croatia, Farmhouse Istria is a restored 17th-century organic estate boasting elegant, rustic interiors and 6 hectares of vineyards, olive groves and truffle woodlands. Designed to accommodate up to 12 guests (10 adults, 2 children), Farmhouse Istria boasts breathtaking views of the lush Mirna Valley and awaits its guests with the warm embrace of Istrian hospitality.

Upon entering the villa, guests are greeted by a spacious and inviting living area made cosy by deep, plush sofas and luminous by vaulted ceilings of wood beams and floods of natural light through French doors. The living room seamlessly connects to a fully equipped kitchen and dining room, a culinary haven where guests can unleash their inner chef, preparing delectable meals inspired by local flavours. Whether you're tossing together a summer salad or preparing a holiday feast for family and friends, the kitchen and expansive dining area adjacent to the kitchen provides the perfect setting for shared meals and laughter, creating lasting memories.

Ascending the stairs to the first floor reveals two of the villa's four thoughtfully designed bedrooms, each exuding its own unique charm. These two rooms boast queen-sized beds, sitting areas, and ensuite bathrooms with soaking tub and walk-in shower. This floor also boasts a second living room, providing another space for gathering. On the upper floor, guests will find the second pair of bedrooms, boasting queen-sized beds, sitting areas, and ensuite bathrooms with walk-in showers.

Before venturing outside to explore Farmhouse Istria's stunning exterior spaces, the ground floor also contains a separate apartment where guests will find a kitchenette,









sitting area with convertible sofa bed, and an ensuite bathroom with shower.

Stepping outside, the villa unveils a breathtaking panorama of the Istrian countryside. The expansive shaded terrace, surrounded by lush greenery, becomes an extension of the living space. Here, guests can bask in the sun, take a refreshing dip in the sparkling saltwater infinity pool, or savour al fresco dining in the marvellous pool house and summer kitchen.

Surrounded by a stunning vista of olive groves, vineyards, and forested woodlands spreading out through the Mirna Valley, Farmhouse Istria blends modern opulence and rustic charm, promising an unforgettable retreat where every room tells a story, and every corner whispers of relaxation and serenity. This is not just a villa; it's a haven where the magic of Istria unfolds in every sunlit room and starry night.

Facilities

Ideal for Kids • Cycling • Historical Sites • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Villa • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Recommended • Air-Con • Chef/Cook Available • Ideal for Teens • Pets on Request • All Bedrooms En-Suite • Instagrammable • Saltwater Pool • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Smart TV • Heating

Interior & Grounds

The Villa

Ground Floor
- Entrance hall
- Fully equipped kitchen with large dining area
- Large living room with stone fireplace
- Laundry room
- Guest WC
- Separate apartment with sofa bed, bathroom, kitchenette

First Floor
- Large living room with television
- Master bedroom with en-suite bathroom with bath tub and shower
- Double bedroom with en-suite shower room

Second Floor
- Two double bedroom with en-suite shower room

Exterior
- Infinity salt water pool (5x14m)
- Pool terrace with 8 sun beds and double daybed
- Pool house with bathroom
- Summer kitchen with stove and traditional barbecue
- Covered outdoor dining area and lounge area
- Vegetable garden
- 60.000 sqm of gardens, olive groves, vineyards, truffle woods and fields

Additional Facilities
- Air conditioning
- Floor heating
- Wifi
- Sat TV & Blue-ray player
- Sonos Soundsystem
- Washing machine
- Iron
- Hairdryer
- Luxury toiletries
- Espresso coffee machine with free coffee
- Selection of top Istrian wines and olive oils (payable extra)









Location & Local Information

Farmhouse Istria is spectacularly set on a hilltop overlooking the medieval fortress town of Motovun in the bucolic Mirna Valley. Touted by many as “The New Tuscany”, the villa is on the doorstep of some of Croatia’s best wineries, olive oil producers, truffle restaurants, agrotourism, biking and hiking trails. In Motovun (a 9-minute drive), there are shops, galleries, bars, and restaurants.

Despite the villa’s rural setting, there is ample opportunity for wining and dining close at hand. Wine lovers will be giddy to explore local wineries including Tomaz Winery (5-minute drive), Benvenuti Winery (6-minute drive), or Vinarija Matijašić (18-minute drive).

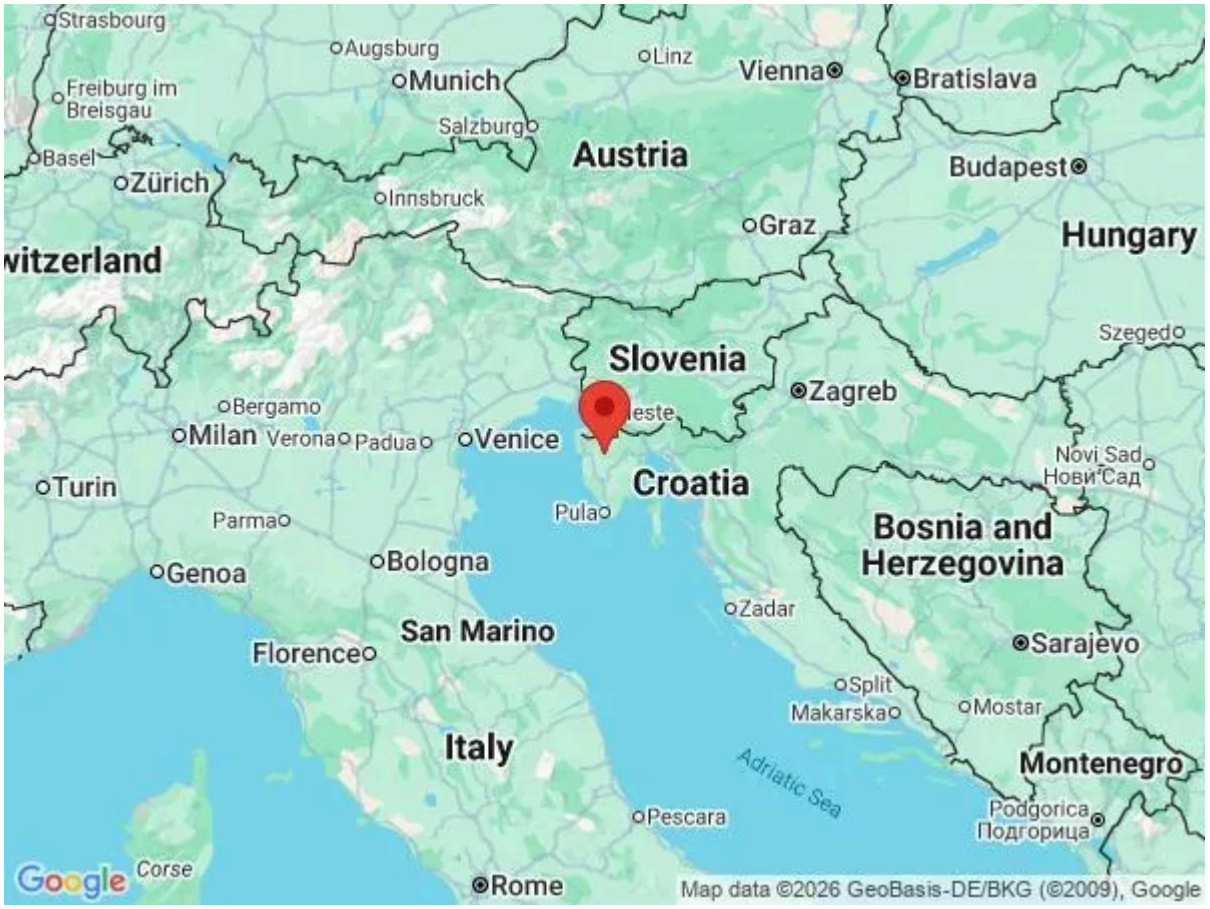
Croatia’s Adriatic coastline is deceptively close (30-minute drive), making daytrips to “blue Istria” an easy task. The coastline brims with colourful seaside villages such as Novigrad (35-minute drive) with its crescent-shaped pebble beach. Poreč (33-minute drive) is a beautiful seaside resort town boasting a Roman forum, Gothic palace, and the stunning Euphrasian Basilica – a pristine example of Early Byzantine architecture.

Take off into the surrounding valley to discover its many wonders by foot or bicycle, including the astounding Lake Butoniga (20-minute drive), Butoniga slap waterfall, and Waterfall Butori (25-minute drive).

Even closer to home, the medieval town of Grožnjan-Grisignana (35-minute drive) is a former 14th-century Venetian fortress turned quaint cobble-stone village. It is the hub of Istria’s thriving art and music scene today.

Local Amenities

Nearest Airport	**Pula Airport (65km)**
Nearest Village	**Motovun (4km)**









Nearest Beach	**Novigrad (28km)**
Nearest Supermarket	**Riva, Motovun (3km)**

What we love

- Beautiful rustic interiors, lovingly restored in 2019, Farmhouse Istria is a cosy and charming escape – a true taste of Istrian life.
- The villa's outdoor spaces are the perfect blend of relaxation and rejuvenation, with a refreshing swimming pool and stunning spaces to sit back and enjoy the countryside.
- Despite Farmhouse Istria's rural setting, it is remarkably close to a range of activities and attractions, including local villages and wineries, beautiful natural spaces, and the Adriatic coastline only a short drive away.

What you should know...

- The pool is unfenced, so please be mindful of children at play.
- The farmhouse dates back to 1614 but has undergone extensive renovations. The owners have used green building materials, and the house is powered by solar.
- There is a vegetable garden and fruit trees for the guests to use, as well as olive groves and vineyards to wander through.
- The swimming pool is a saltwater pool.
- In the main building, there's 4 bedrooms with en-suite bathrooms and a separate guest apartment with its own kitchenette.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** A selection on top Istrian wine and olive oil is available for your stay (payable extra).

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €400 per week (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Included in the rental rate.

- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.

- **Pool towels included?:** Yes.