

# Villa Seada

Region: Istria Sleeps: 6

## Overview

Comfortably sleeping six guests, Villa Seada offers the perfect base for exploring this stunning area of Croatia. Located in the charming town of Sveti Lovre?, guests can enjoy restaurants and shops on their doorstep, with the beach just a 20minute drive away! This simple, modern property offers a laid-back, relaxed atmosphere; guests can make themselves at home and settle straight into holiday mode.

On approach Villa Seada has a welcoming feel. This typical Croatian villa offers simple, clean, modern interiors. Families or groups of friends can truly settle in, spreading out through the villa, making the most of the social living areas and enjoying the privacy of the cosy bedrooms. The main living area is open-plan, with a fully-equipped kitchen, comfortable, spacious lounge and a sociable dining area. Double doors lead out to the charming terrace, whilst also filling the living area with light and allowing guests to move between the indoors and outdoors with ease. Throughout the villa are three spacious double bedrooms, all offering storage for guests as well as a warm atmosphere. Villa Seada truly feels like a home away from home, perfect for families.

Outside a popular barbecue and outdoor dining area lends itself to guests, perfect for making the most of the warm climate, spending long evenings outside. With a spacious garden there is plenty of room for kids to run around and play, whilst adults can take a calmer approach, finishing the pages of your favourite book on the relaxing sun loungers! The private swimming pool will help cool you off on hot summer days. Villa Seada offers something for everyone, boasting everything you need for a memorable Croatian holiday.

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Heating • Cot(s) • High Chair(s) • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Seada is a 3-bedroom holiday home that can be found near the village of Sveti Lovrec. The exterior grounds are surrounded by a lush and vibrant garden, so guests will certainly enjoy dining and swimming in the sun.

### Interior

- Fully equipped kitchen
- Dining & living area, with sofa bed
- Four double bedrooms with en-suite bathroom

### Exterior

- Private swimming pool with sunloungers
- Covered outdoor dining area
- Large garden
- Barbecue
- Parking

### Facilities

- Air conditioning
- Heating
- WIFI
- Hairdryer
- Satellite TV
- Laundry facilities

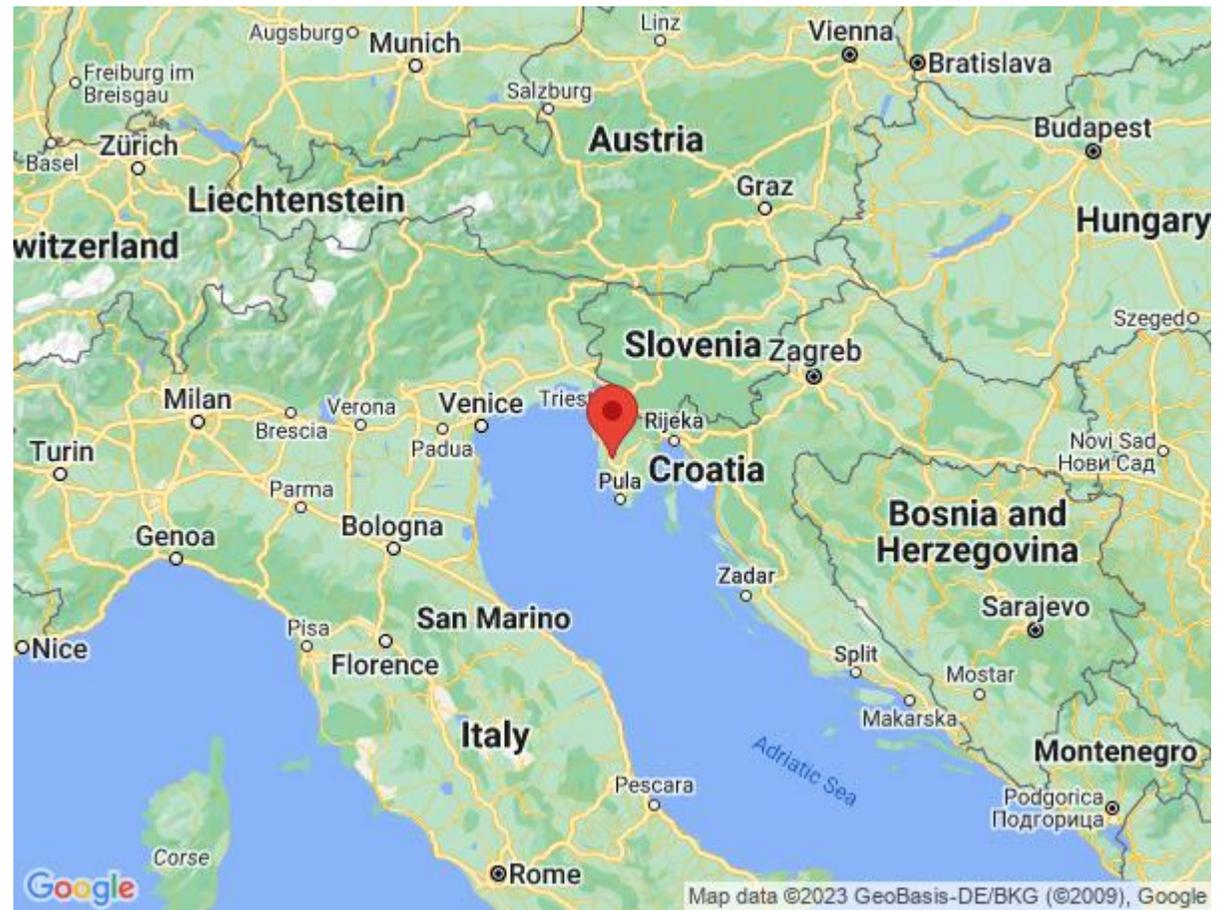


## Location & Local Information

The villa is located in the middle of Istria, about a 30minute drive from the charming Rovinj. The central location of the property makes it an ideal base for exploring the Istrian peninsula. Situated in the peaceful village of Sveti Lovre?, this is a fabulous spot for finding privacy and tranquillity away from the hustle and bustle. There are restaurants within walking distance of the villa, perfect for relaxed evenings when you don't want to cook or drive! The closest beaches are only a short 20-minute drive away.

## Local Amenities

Nearest Airport	<b>Pula (41km)</b>
Nearest Village	<b>Sveti Lovre? (2km)</b>
Nearest Town/City	<b>Vrsar (14.3km)</b>
Nearest Beach	<b>Vrsar (14.3km)</b>
Nearest Restaurant	<b>(Walking Distance)</b>
Nearest Shop	<b>(Walking Distance)</b>
Nearest Supermarket	<b>(Walking Distance)</b>



## What we love

- The large garden makes it ideal for families with children.
- Peaceful location, perfect for those looking to escape the hustle and bustle.
- Private swimming pool perfect for cooling off on hot summer days
- Relaxed, simple interiors

## What you should know...

- There is free parking on the premises
- We would recommend a car with this property to make the most of the surrounding areas
- Make sure you visit the historic city of Pula

# Terms & Conditions

- Security deposit: €200 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.
- Heating costs included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, 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.
- Internet access?: Wi-Fi internet access included.
- Changeover day: Saturday
- Minimum stay: 7 nights between 7/07 - 01/09, otherwise 4 nights
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €7 per pet per day will apply (paid locally).
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Cot & High-chair available upon request.