

Villa Rialta

Region: Istria Sleeps: 8

Overview

The villa's distinctive blue window shutters contrast with the rugged stone exterior, and add an extra splash of colour to the lovely covered dining area. This is just a few steps away from the pool, with easy step access, and a terrace area with parasol and plenty of sun loungers. There's a shower room near the pool too, and another covered dining area in the pavilion, separate from the house, which has a large barbecue. The pretty gardens also offer lawn areas which are ideal for young children to play on as you enjoy your meal.

On the upper level, the house has another covered terrace with seating and dining areas overlooking the pool, making another shaded spot to relax for hours. Also, on this floor, three very stylish bedrooms, each with a bathroom, offer supreme comfort and have a rustic feel – bare stone walls, wooden ceilings with chunky beams and eye-catching furnishings add lots of character to the rooms.

Downstairs, there is a fully equipped kitchen and dining area, with all the hallmarks of the kitchen you always wanted. Impressive appliances and plenty of room to move make it a pleasure to cook and dine here. You can then adjourn to the spacious living area with its wonderfully comfy seating, flat screen television and direct terrace access. There is also an extra sleeping area by the fireplace if you need it, with two single beds.

Nearby Bale is something of a well-kept secret, where you will discover beautiful architecture in the Old Town and olive groves and vineyards in the immediate surroundings. A tourist train runs from the town to the pebble and rock beaches of San Polo and Colone, given a feeling of seclusion by the oak trees and pines which are all around.

Facilities

Villa/House • Modern • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • Table Football • DVD • High Chair(s) • Rural Location • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities



Interior & Grounds

Ground Floor

- Dining & living area
- Fully equipped kitchen
- Bedroom with two single beds (ideal for children)
- Bathroom

First Floor

- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Terrace, with outdoor dining & furniture

Exterior Grounds

- Private swimming pool with Roman steps access
- Communal WC
- Lawn area
- Outdoor dining & furniture
- Parasols
- Pergola
- Poolside shower
- Summer kitchen
- Sun loungers

Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Highchair available upon request at time of booking
- Washing machine
- Iron & board
- Hairdryer
- Parking



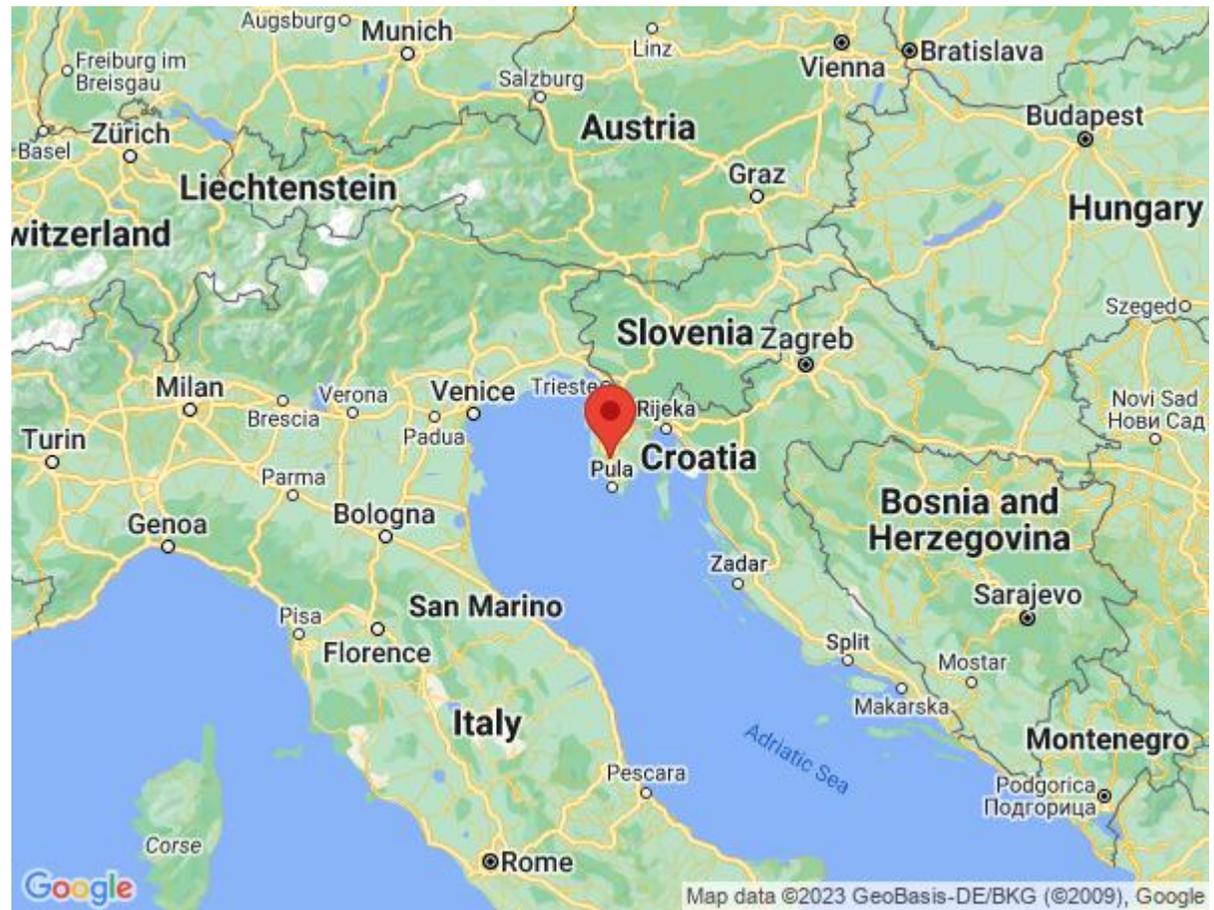
Location & Local Information

The small village of Krmed sits in a pretty central position on Croatia's magnificent Istrian peninsula, which makes it a great place to base yourself to see all that surrounds it. The beautiful fishing port of Rovinj on the western coast is just over 20km away, and is a glorious place to see the sun set. The cobbled streets of the Old Town offer lots of pavement cafés and restaurants, and there's chilled nightlife to be enjoyed if you stay late enough. The delightful harbour is just steps away from the shops and makes a lovely place to soak up the Mediterranean ambience.

The city of Bale is the closest large town to Krmed and has some lovely pebble beaches in the vicinity. Its narrow streets surround a 15th-century castle – a remnant of Bale's fascinating and turbulent past. The inspirational atmosphere of the city attracts creative, cultured types – one of Bale's big annual events is the popular Last Minute Open Jazz Festival, where homegrown talent and the occasional international guest create a superb summer vibe.

Just a 10-minute drive from Krmed, the charming Svetvinčenat has become a must-see destination. Svetvinčenat's main square, Placa, and castle, Morosini-Grimani, are among its highlights, earning it a reputation as one of Istria's best-preserved medieval towns. Several annual festivals take place here too, including the New Wine Festival and the International Dance & Non-Verbal Theatre Festival.

The peninsula's largest city, Pula, lies around 40 minutes' drive from Krmed, and is well worth the journey. Pula's star attraction is its Roman amphitheatre, a focal point for live entertainment right in the centre of town.



Local Amenities

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|---------------------|---|
| Nearest Airport | Zračna Luka Pula - Airport Pula (33.8km) |
| Nearest Town/City | Rovinj (17 km) |
| Nearest Restaurant | Histria Aromatica (8 km) |
| Nearest Bar/Pub | Kamene Price Jazz Bar (6.5 km) |
| Nearest Supermarket | Kancelir Trgovina (7 km) |



Nearest Beach

**Stari Grad – Monte Beach
(18 km)**

Nearest Tennis

**Tennis Centre Petalon
(24 km)**

What we love

- This villa couldn't be more of a delight to look at, from the beautifully maintained outdoor space to the rustic meets contemporary interiors
- The two outdoor dining areas will make open-air dining irresistible, and the top-quality barbecue and kitchen facilities will be a treat for cooks
- The whole of the house is kept comfortable with air-conditioning and offers Wi-Fi throughout
- You can enjoy all sorts of activities in this beautiful region, from sports to winery tours, water parks and walks in the forest

What you should know...

- Pets and children are welcome at this villa
- No refunds will be given in the event of cancellation
- The maximum occupancy for this villa is 8 adults and 2 children

Terms & Conditions

- Security deposit: €400 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?: Included in the rental price
- Linen & towels included?: Linen & towels included in the rental price
- End of stay cleaning included?: Included in the rental price
- Tax: Tourist tax not included included in the rental price
- Internet access?: Wi-Fi connection included
- Pets welcome?: Pets are allowed, upon request. Charges may apply.
- Smoking Allowed?: No smoking inside the villa
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property