




HOUSE WITH A SPACIOUS YARD IN A QUIET LOCATION

 Vodnjan

 **460,000 €**
1,643 €/m²



Vodnjan is a small picturesque town located on fertile lowland soil in southern Istria. It is about ten kilometers from Pula, and is located just above Fažana and the coast. The fact that it is located at the very entrance/exit of the highway also contributes to its excellent geographical position.

Just a few kilometers from the town of Vodnjan, there is this detached house under construction with a beautiful large garden. The house extends over three floors (basement, high ground floor and first floor) with a total of 280 m² of living space, while the garden



extends over 3650 m² where there are 70 olive trees. The house consists of 2 separate residential units and a basement with a cellar that is connected to a larger apartment.

- The basement (89 m²) consists of two rooms, a bathroom, a cellar and a workshop.
- Apartment 1 (120m²) The 120 m² apartment has two bedrooms, a living room with a kitchen and dining room, a bathroom and a terrace on the ground floor and a bedroom with a bathroom and access to the terrace on the first floor.
- Apartment 2 (69 m²) with a separate entrance has a living room with a kitchen and dining room on the ground floor, a toilet and two bedrooms with a bathroom on the first floor.

The house is being sold under construction as seen. According to the project, a swimming pool is planned in the courtyard of the house. The property is equipped with PVC joinery in white. Plumbing and preparation for electrical installations have been carried out.

The aforementioned property, due to its location, usable area, large garden, proximity to the sea and views of nature, represents great potential for future buyers and offers the possibility of a quick return on investment or enjoyment of it for family life in a quiet location.

FOR ANY FURTHER INFORMATION OR VIEWING:

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Summary

LOCATION	Vodnjan	PROPERTY ID	2413
PRICE	460,000 €	TYPE	House
AREA	280 m ²	GARDEN AREA	3,650 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	10	BEDROOMS	5
BATHROOMS	3	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Nature
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Pellet stove, Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Neat ownership	CERTIFICATE OF OWNERSHIP	Yes



USAGE PERMIT	-	ENERGY CERTIFICATE	-
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Extra features

- Terrace
- Balcony
- Pantry
- Garden
- Yard
- Access road
- Tavern

Infrastructure

- Electricity
- Water

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