ID: 2956

SALE OF EXTREMELY SPACIOUS LAND WITH STONE HOUSES

Vodnjan

482,900 €
2,414 €/m^2







Vodnjan - Dignano is a town in southern Istria, ten kilometers north of Pula. It is one of the centers of the Istrian language. The old Istrian town is very famous among tourists, mostly because of its gastronomic offer, which is best known for its olive oil and wine

Not far from Vodnjan, a spacious property with a total area of 29 794 m^2 is for sale, of which 3602 m^2 is urbanized. The land is only 30 meters from the paved road with. On the land itself there is a semi-detached stone house with a total area of 75 m2 distributed over the ground floor, first floor and attic, so that there can be approximately 200m2 of living space. In front of the property itself is a green area that is extremely spacious. The plot is positioned with a

gentle slope so that you can see an open view, and from the ground floor you can partially see the sea. Approximately 20 meters away from the house there is another building that is partially solid in stone that was used as a barn with a total area of 90 m2. In front of the property we also have a kažun which is extremely spacious and has a total area of approximately 10 m2. There are low oak trees on the land, the rest is pasture and vineyard. Due to the large number of dry stone walls, there is a large amount of stones to enclose the plot. There is also a water cistern next to the property. All properties have a certificate that they were built before 1968.

- Paid electricity connection for 4.6 kW of electricity
- Water pipes have been brought
- Internet pipes have been brought
- Only 4 km to the airport
- The Istrian Y is only 4 km away
- Only 10 km to the Brijuni Islands

Due to their spaciousness and uniqueness, the properties offer great business potential for catering activities which would certainly ensure a very high return on invested funds on an annual basis. The future property owner can use them for very comfortable family living in a very quiet location. The aforementioned properties are certainly an opportunity for a long-term investment that is not offered every day. Here you are buying the opportunity to create, grow and see where a beautiful story can be built in an exceptionally special location. It is certainly an ideal project for someone looking for something special both in terms of location and space.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Mediation Assistant

Summary

LOCATION	Vodnjan	PROPERTY ID	2956
PRICE	482,900 €	TYPE	House
AREA	200 m²	GARDEN AREA	29,794 m²
YEAR BUILT	1950.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	5
POOL	-	VIEW AT	Greenery

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ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	Stone	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Tavern
- Pantry
- Garden
- Yard
- Forest

Infrastructure

- Electricity
- Water
- Phone line

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