ID: 2967

SALE OF THE ESTATE WITH EXTENSIVE LAND

Vodnjan

185,000 €
925 €/m²







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.

For sale is a semi-detached house for renovation located on an exceptionally spacious plot, in a location that offers complete privacy, silence and a view of the forest. The property is located only about 30 meters from the asphalt, with a secured access road, and at the same time it is far enough away from the city bustle and everyday crowds.

The house has approximately 200 m² of living potential. On the first floor there is currently a room, kitchen and a small living room with wood heating, while the bathroom is separate. The

second part of the building has a separate entrance and today serves as a garage and storage room, with the possibility of conversion into additional residential or tourist facilities. In front of the house there is an urbanized part of the land suitable for the construction of additional buildings.

The land is diverse and very attractive: one part is enclosed by a traditional dry stone wall, the other is completely flat and ideal for a garden, swimming pool or recreational area, while the entire plot exudes authentic Istrian character and natural surroundings.

The property has a use permit, was built before 1968 and is properly positioned with an open view of the greenery. It is the size and layout of the land that give this house special value and make it an excellent opportunity for the development of a tourist project, rural tourism, holiday home or long-term investment.

With vision, investment and dedication, this house has the potential to become a true Istrian indigenous beauty - a place that combines tradition, nature and peace.

An ideal opportunity for those looking for space, authenticity and long-term value.

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	2967
PRICE	185,000 €	TYPE	House
AREA	200 m²	GARDEN AREA	6,280 m²
YEAR BUILT	1950.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Wood stove	JOINERY	Wooden
WALLS MATERIAL	Stone, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	Non tiled
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

ID: 2967

Extra features

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

View original listing