




# ISTRIAN STONE HOUSE FOR SALE IN A BEAUTIFUL LOCATION

 Vodnjan

 **280,500 €**  
1,402 €/m<sup>2</sup>



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 m<sup>2</sup> 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             | 280,500 €          | TYPE                 | House                |
| AREA              | 200 m <sup>2</sup> | GARDEN AREA          | 6,280 m <sup>2</sup> |
| 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       | -         |



## Extra features

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

[View original listing](#)