ID: 3366

# EXCLUSIVE TRADITIONAL HOUSE FOR SALE IN THE CENTER OF VODNJAN

Centar, Vodnjan

**130,000 €**
963 €/m$^2$







TOWNHOUSE FOR COMPLETE RENOVATION - IN THE HEART OF VODNJAN

Located in the heart of Southern Istria, Vodnjan is one of the most authentic Istrian towns, known for its rich history, cobblestone streets, traditional architecture, top-quality olive oil and relaxed Mediterranean lifestyle. Just a few minutes from the sea, Fažana and Brijuni, Vodnjan offers the perfect combination of a peaceful family environment and proximity to all important amenities and tourist attractions.

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This is where a townhouse with a total area of 135 $m^2$, spread over three floors of 45 $m^2$, is located, waiting for a new owner ready to turn it into a dream home or an attractive investment.
The property requires complete renovation, which provides a unique opportunity to decorate according to your own wishes and needs. Water connection is provided, electricity is available, while the connection to the sewage network is in the process of being implemented and is expected soon, which further increases the value of the property.

Thanks to the three-story layout, the future owner can create a spacious family home, holiday home or tourist rental property in one of the most sought-after parts of Istria. The authentic character and the possibility of complete customization make this property an excellent basis for creating a special living space

A special advantage of this location is that everything necessary for a comfortable everyday life is in the immediate vicinity - shops, school, kindergarten, clinic, pharmacy, restaurants, cafes, sports facilities and public transport are available within a few minutes' walk.

WHY CHOOSE THIS PROPERTY?

- Location in one of the most desirable Istrian towns
- Total 135 m2 spread over three floors
- Complete freedom to design according to your own vision
- Ideal opportunity for a family home or investment
- Close to the sea, Fažana, Pula and the Brijuni National Park
- All amenities needed for everyday life are in the immediate vicinity
- Excellent long-term value in the growing Istrian real estate market

If you are looking for a property with soul, character and great potential in an authentic Istrian setting, this house in Vodnjan is an opportunity you should not miss. Create a space to your liking and enjoy life in one of the most charming towns in Istria.

FOR ALL OTHER INFORMATION CALL:

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Centar, Vodnjan | PROPERTY ID | 3366 |
| PRICE | 130,000 € | TYPE | House |
| AREA | 135 m² | GARDEN AREA | - |
| YEAR BUILT | - | YEAR RENOVATED | - |

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| | | | |
|---|---|---|---|
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 4 | BEDROOMS | 3 |
| BATHROOMS | 2 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | - | PARKING SPACES | - |
| POOL | - | VIEW AT | city |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | - | JOINERY | Wooden |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | - |
| FACADE | Good | ROOF | Concrete |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Ordenly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

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## Extra features

- Access road

## Infrastructure

- Electricity
- Sewerage
- Phone line

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