



# HOUSE, VODNJAN, TWO APARTMENTS, SEA VIEW

 Vodnjan

 **369,000 €**  
1,108 €/m<sup>2</sup>



Vodnjan is a historic town in southern Istria known for its rich cultural heritage, narrow cobblestone streets and authentic Mediterranean atmosphere. It is located near Pula and the coast, which makes it an attractive place for living and tourism. It is surrounded by olive groves and vineyards and offers a peaceful lifestyle with good connections to the rest of the region.

A detached house is for sale in a quiet and very good location in Vodnjan, only 5 km from the sea. The house consists of a basement, a ground floor apartment and an upper floor apartment and represents an excellent opportunity for family life, but also for tourist or long-term rental.



The basement of 60 m<sup>2</sup> needs to be completed according to your wishes, and can be arranged as a tavern, social space, apartment or storage room.

The ground floor apartment, with a gross area of 75 m<sup>2</sup>, was completely furnished and equipped in 2022. It consists of one bedroom, bathroom, hallway and open-plan kitchen, dining room and living room with access to a covered terrace of 14 m<sup>2</sup>. Heating and cooling are provided by air conditioning, and a chimney is also installed, so there is the possibility of heating with solid fuels.

The apartment on the first floor also has 75 m<sup>2</sup> of gross area and consists of two bedrooms, a bathroom, a hallway and an open space living area with a kitchen and dining room and a covered terrace overlooking the sea. It is currently on a long-term lease, and the move-out deadline is 60 days.

The 285 m<sup>2</sup> plot provides enough space for outdoor living, and there is also the possibility of building a swimming pool measuring approximately 7x3 m.

The location of the house is very practical because all necessary amenities and access to the Istrian Y are in the immediate vicinity.

An ideal property for a quiet family life or as a rental investment.

FOR ALL OTHER INFORMATION, CALL:

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Danijela Milotić

Assistant in mediation

## Summary

LOCATION	Vodnjan	PROPERTY ID	3372
PRICE	369,000 €	TYPE	House
AREA	333 m <sup>2</sup>	GARDEN AREA	400 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent	ROOF	-



INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Balcony
- Garden
- Yard
- Sea View

## Infrastructure

- Electricity
- Water
- Sewerage

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