ID: 3471

HOUSE FOR SALE FOR RENOVATION IN A BEAUTIFUL LOCATION

Centar, Vodnjan

88,000 €
727 €/m^2







Vodnjan – a stone town with a rich history and Mediterranean charm

In the heart of southern Istria is Vodnjan, a town known for its rich cultural heritage, top-quality olive oil, wine roads and authentic Istrian atmosphere. Excellent transport connections, proximity to Pula and Fažana and just a few minutes drive to the sea make Vodnjan an excellent place for family life, but also a safe investment in tourist rental.

In Vodnjan itself there is a terraced house, located in the middle of the row, with easy access and sunny orientation. The property has separate meters and represents an excellent opportunity for complete renovation and decoration according to your own wishes.

The property with a net area of 83m2 and a total area of 121m2 certainly has potential for development.

Entering the house via internal stairs, you reach the floor where the living room, kitchen and spacious bathroom are located. All rooms have natural daylight and are tiled with ceramic floors. Since the property is planned for renovation, the future owner can fully adapt the layout, materials and finishing to their own needs.

The existing iron internal stairs lead to the upper floor, where there is a spacious double bedroom with its own bathroom and an additional room that can be arranged as a second bedroom, study or dressing room. All rooms have wooden day openings that need to be replaced as part of the renovation.

There is space for a wardrobe in the hallway, which provides additional storage and organization space. The hallway leads to a spacious terrace of approximately 20 m², with a pleasant view of the charming streets and the ambiance of the old town center of Vodnjan - an ideal place to relax throughout the year.

From the same floor there is access to the attic space, which has natural daylight and offers the possibility of arranging two more bedrooms, a space for socializing, a work studio, depending on the wishes of the future owner.

Thanks to its good square footage, functional layout and great potential for adaptation, this property represents an excellent opportunity to create a family home, a holiday home or an investment for long-term and tourist rental.

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

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Summary

LOCATION	Centar, Vodnjan	PROPERTY ID	3471
PRICE	88,000 €	TYPE	House
AREA	121 m²	GARDEN AREA	-
YEAR BUILT	-	YEAR RENOVATED	2018.
ORIENTATION	-	NUMBER OF FLOORS	-

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ROOMS	5	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	Street
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Wood stove	JOINERY	Wooden, Good
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	There is none	ROOF	Channels
INTERNAL STAIRS	Good	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Terrace

Infrastructure

- Electricity
- Water

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