ID: 3528

FOR SALE OLIVE GROVE WITH KAŽUN AND 200 OLIVE TREES VODNJAN

Vodnjan

420,000 €
30 €/m^2







Vodnjan is one of the most recognizable towns in Istria, known for its rich cultural and historical heritage, long tradition of olive growing, and beautiful landscape filled with olive groves and characteristic dry-stone walls. Thanks to its peaceful surroundings, excellent transport connections, and authentic Istrian atmosphere, the Vodnjan area is particularly attractive to lovers of nature, agriculture, and the traditional way of life.

Located in the area of Vodnjan, this exceptional and beautifully maintained plot of land has a total surface area of 13,979 m2 and features a gently terraced terrain. The property has two access roads, one being a maintained gravel road, while the other provides direct access from

an asphalt road, making everyday access and use of the property especially convenient. The entire property is enclosed by a traditional restored dry-stone wall, further preserving the authentic Istrian character of the area. Approximately 200 olive trees have been planted on the property, along with several fig trees and one pine tree. An additional advantage is the availability of water directly on the property, which is of great importance for maintaining the olive grove and other agricultural crops. The property also features a traditional Istrian kažun, giving the area a distinctive historical and authentic character. There is also a wooden canopy providing a pleasant space for relaxation, as well as a bread oven and a masonry fireplace, ideal for gatherings and enjoying the natural surroundings. Another important advantage is the possibility of constructing a building for the purposes of a family farm (OPG), in accordance with the applicable spatial planning regulations and subject to obtaining the necessary permits, making this property particularly attractive for developing agricultural activities and further improving the existing olive grove.

This property represents a rare opportunity for a buyer looking for a large and well-maintained plot with an established olive grove, excellent access, water on the property, and numerous traditional Istrian features. The combination of restored dry-stone walls, olive trees, the kažun, and the beautifully arranged surroundings gives the property exceptional authenticity and makes it an excellent choice for lovers of olive growing, nature, the Istrian way of life, and those wishing to develop their own family farm.

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Vodnjan	PROPERTY ID	3528
PRICE	420,000 €	TYPE	Land
LAND TYPE	AGRICULTURAL	AREA	13,979 M²
ORIENTATION	-	VIEW AT	-
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road

Infrastructure

- Water

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