ID: 3634

ISTRIAN CHARM IN THE CENTER OF VODNJAN

Centar, Vodnjan

77,800 €
2,593 €/m²







Vodnjan is a picturesque Istrian town known for its rich historical and cultural heritage, authentic architecture, and distinctive Mediterranean charm. Its historic old town is characterized by narrow stone streets, traditional Istrian houses, and historical landmarks that create a unique atmosphere. Thanks to its favorable geographical location, proximity to Pula and the sea, and good transport connections, Vodnjan is an attractive location for living, holidays, and real estate investment.

Located in the very center of Vodnjan, this charming small house with a total area of 30 m² is for sale, spread across three levels – the ground floor, first floor, and second floor. The ground floor features a bathroom, while the first floor consists of a living room connected to the

kitchen, creating a pleasant and functional space for everyday living. The second floor accommodates a bedroom with a window offering a beautiful view of the town and surrounding rooftops. The floors are connected by internal stairs, while the house is accessed via external entrance steps.

A special charm is added to this property by the authentic stone wall, which gives the interior a characteristic Istrian atmosphere. The house features wooden window and door frames, while the floors are finished with laminate. Heating is electric, and the property has separate water and electricity connections.

This property represents an excellent opportunity for anyone looking for a small, functional house with authentic Istrian charm in the heart of Vodnjan. Thanks to its central location, interesting layout, and traditional details, it is ideal as a holiday home, occasional residence, or investment for tourist rental purposes. The combination of historical surroundings, practicality, and proximity to all town amenities makes this property an attractive opportunity on the real estate market.

FOR ALL ADDITIONAL INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Centar, Vodnjan	PROPERTY ID	3634
PRICE	77,800 €	TYPE	House
AREA	30 m²	GARDEN AREA	-
YEAR BUILT	1906.	YEAR RENOVATED	2022.
ORIENTATION	East	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	City
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Wooden, Good
WALLS MATERIAL	Stone	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Good	ROOF	Channels
INTERNAL STAIRS	Good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes

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USAGE PERMIT	-	ENERGY CERTIFICATE	-

Infrastructure

- Electricity
- Water
- Sewerage

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