

## ISTRIA ADRIA

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<b>Code :</b>	11342
<b>Location :</b>	Vodnjan
<b>Building size :</b>	173 m2
<b>Lot size :</b>	1294 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2011

**Price :** 875.000 €

Vodnjan, Villa with a view of the Brijuni Islands and a heated pool

Thanks to a rich history whose traces can be seen since ancient times, a very favorable climate, and exceptional natural beauties united in a unique combination of green interior and blue Adriatic coast, Vodnjan and its surroundings will delight you with its charm and cultural heritage, as well as a diverse range of activities.

This beautiful Villa with a view of the Brijuni Islands and Pula is for sale in Vodnjan.

With a total area of

173 square meters, it extends over the ground floor and first floor.

It consists of a kitchen with a dining area, a living room, three spacious bedrooms and two bathrooms.

It is fully furnished and equipped, there is underfloor heating throughout the house, and air conditioning units have been installed.

On the large, landscaped garden there is a heated swimming pool with a sunbathing area and parking for several cars.

Given the proximity to the sea and beaches, only six kilometers away, this villa is ideal for tourist rental, where the owner already

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has a well-established business, or for a quiet family life.