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| Code : | 11615 |
| Location : | Rovinj |
| Building size : | 130 m ² |
| Lot size : | 15300 m ² |
| Garden size : | 0.00 m ² |
| Distance from center : | 4000 m |
| Distance from sea : | 2500 m |
| Number of floors : | 1 |
| Number of bedrooms : | 3 |
| Number of rooms : | 3 |
| Number of bathrooms : | 1 |
| Parking : | Yes |
| Energy efficiency : | Not specified |

Price : 450.000 €

For sale is a house - estate with a spacious yard and two auxiliary buildings, located in a peaceful rural setting, just 4 km from the center of Rovinj. The property represents an excellent opportunity for investors, lovers of Istrian traditional houses, or those seeking a tranquil environment close to the city and the sea.

The main building is an authentic stone house with an area of 130 m², consisting of three bedrooms, a bathroom, and a living area. The house has great potential for adaptation into a charming Istrian country estate, family home, or tourist rental property.

The plot also includes two auxiliary buildings with areas of 18 m² and 60 m², suitable for conversion into apartments, guest units, storage, or workshops. The total area of the yard is 15,300 m², and the land is designated for agricultural use, located directly next to the house, with access from a public road.

All buildings are legalized and have proper documentation, which facilitates future planning and investment projects.

This property is ideal for those seeking peace, privacy, and contact with nature, while still being close to Rovinj, beaches, and all necessary amenities.

For more information and viewings, please

