ISTRIA ADRIA
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Code :	11925
Location :	Vodnjan
Building size :	141 m2
Lot size :	3808 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	1
Energy efficiency :	Not specified

Price : 285.000 €

Set in a peaceful Istrian environment, close to the sea and the city of Pula, this authentic stone house has been renovated with exceptional care and in full accordance with conservation guidelines.

The restoration was led by an academic painter and a graduate archaeologist, who are also the creators of the unique ceramic mosaics made from broken ceramics, featured throughout the house and giving it a distinctive artistic character. Every room reflects original decorations and a unique interior style.

The house has two entrances. At the front, there is a parking area, while large glass doors lead into a spacious kitchen and dining area connected to a living room with a fireplace, as well as a pantry and a bathroom.
Internal stairs lead to the upper floor, where three bedrooms are located.

In front of the kitchen and dining area, there is a summer kitchen with a dining space and a pergola covered with wild grapevine, providing pleasant shade and comfort even during the hottest summer days.

At the back of the house, there is a grassy access area with additional parking and a covered entrance featuring a restored traditional Istrian bread oven, once used by local villagers for baking bread.

The house is heated by a central wood-burning heating system, is sold fully furnished, and is ready for immediate occupancy or tourist rental.

Areas and additional information:

Living area: 141 m²

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Front garden: 155 m²
Additional adjacent plot featuring an olive grove and an orchard, measuring 3,653 m²

3 bedrooms

Living room with fireplace

Fully fitted kitchen

Bathroom with WC

Storage room

The property is located 2 km from the sea and 12 km from Pula, making it ideal as a family home, holiday home, or a tourism investment.

For property viewings and further details, please contact us.