

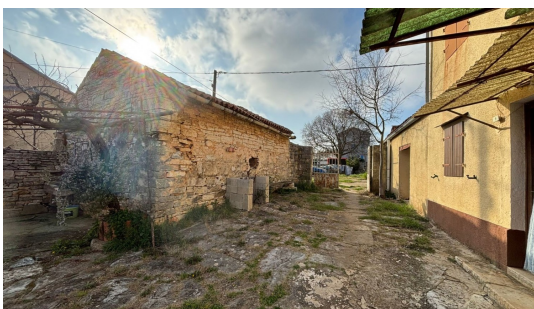
## ISTRIA ADRIA

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<b>Code :</b>	12194
<b>Location :</b>	Vodnjan
<b>Building size :</b>	170 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	C
<b>Year of construction :</b>	1968

**Price :** 150.000 €

In a quiet part of the village of Galižana, near Vodnjan and Pula and a short distance from the Adriatic beaches, there is a property suitable for renovation with great potential. The plot has approximately 300 m<sup>2</sup>, and the yard area offers the possibility of arranging a garden, a relaxation area or additional outdoor facilities.

There are several existing buildings on the land with a total area of

almost 170 m<sup>2</sup>. The main house is spread over three floors, each approximately 30 m<sup>2</sup>. There are also auxiliary buildings next to it: a storage room of 34 m<sup>2</sup>, a tavern of 35 m<sup>2</sup>, an outbuilding of 34 m<sup>2</sup> and a covered carport of approximately 36 m<sup>2</sup>.

The house has water and electricity connections and is basically functional for living, although most of the buildings need renovation and decoration. This is why the property offers wide possibilities for adaptation - from creating a private holiday home to a tourist rental project.

According to the documentation, all the buildings were built before 1968, legalized and registered in the cadastre. The property is connected to the city sewerage system and has a neat access road.

Due to good traffic connections, proximity to the sea and authentic Istrian surroundings, this property represents an interesting opportunity for buyers looking for a renovation project with neat documentation and long-term investment potential.

For more information, please