

**ISTRIA ADRIA****Pot za Brdom 102, 1000 Ljubljana****e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)****web: [istria-adria.com](http://istria-adria.com)****info: +386 59 200 071**

<b>Code :</b>	12634
<b>Location :</b>	Cerovlje
<b>Lot size :</b>	2212 m2
<b>Garden size :</b>	0.00 m2
<b>Energy efficiency :</b>	Not specified

**Price :** 70.000 €

For sale is an urbanized land plot with a total area of 2212 m<sup>2</sup>, located in the picturesque Istrian village of Draguč. According to the location information, the parcel is situated within a construction area, allowing for the construction of a residential building or investment project.

The land is flat and of regular shape, which significantly facilitates planning and future construction. Access is provided via a well-maintained gravel road, ensuring unobstructed arrival to the parcel.

The location offers peace, privacy, and an authentic natural environment, making it ideal for building a family home, vacation house, or holiday retreat in a recognizable Istrian setting.

An excellent opportunity for those seeking a blend of nature and investment potential.

For more information, please