

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15542
Location :	Vodnjan
Building size :	300 m2
Lot size :	2209 m2
Garden size :	0.00 m2
Distance from sea :	500 m
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	2008

Price :	830.000 €
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For sale is a spacious house located in an exceptionally quiet and attractive area, just 500 meters from the sea. Surrounded by greenery and fully fenced, it offers complete privacy and is the perfect choice for family living, vacationing, or as an investment for tourist rentals.

The house is situated on a beautifully landscaped property with a well-maintained olive grove, which gives this property a special Mediterranean feel. In the yard, there is an outdoor fireplace, ideal for gatherings and enjoying the outdoors year-round, and there is enough space for a pool to be built according to your preferences.

The property includes a garage and three covered parking spaces, while there is also an auxiliary building on the lot that can serve as storage or a workshop.

The interior of the house is organized into three separate apartments, allowing for various usage options—from comfortable living for multiple generations to generating income through tourist rentals. On the ground floor, there is an authentic tavern with a fireplace, perfect for family gatherings and enjoying a traditional Mediterranean atmosphere.

For a comfortable stay throughout the year, central heating has been installed, while a solar system for hot water preparation ensures energy efficiency and lower maintenance costs.

If you are looking for a property that offers an excellent location near the sea, a spacious yard, a Mediterranean ambiance, and

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great investment potential, this house represents an opportunity you should not miss.

For more information and to schedule a viewing, please