ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071







Code :	15753
Location :	Motovun
Building size :	200 m2
Lot size :	50 m2
Garden size :	0.00 m2
Distance from center :	30 m
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Energy efficiency :	Not specified

Price : 420.000 €

In the heart of Motovun, within the historical old town core, lies this authentic Istrian stone house, representing a rare opportunity to purchase a property with character, great potential, and a private courtyard right in the city center.

The house spans a basement, ground floor, two upper floors, and an attic, and is currently habitable, allowing for use in its existing state, with necessary investments and renovations. The possibility of gradual restoration enables the future owner to adapt the space to their own needs while preserving its original Istrian architecture and authentic character.

The basement features a spacious stone room with direct access to the courtyard. The ground floor consists of two rooms and a bathroom. On the first floor, there is a kitchen with a dining area, a living room, a bathroom, and a balcony, while the second floor houses two bedrooms. The attic comprises two separate rooms that offer additional possibilities for arrangement and expansion of living space.

A special value of the property is the courtyard, measuring 50 m², which is an exceptionally rare amenity within the historical core of Motovun. This private outdoor space provides the opportunity to create a terrace, garden, or area for socializing and relaxation, all within the unique ambiance of medieval Motovun.

The house also stands out with its beautiful open views. From the western side, there is a view of the Mirna River valley and the surrounding Istrian hills, particularly attractive at sunset, while the eastern side offers a view of the historical core of Motovun.

The property has a valid occupancy permit, and there is public parking nearby designated for the residents of Motovun.

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Thanks to its exceptional location, authentic stone architecture, large courtyard, multi-level layout, and attractive views, the house represents excellent potential for a personal home, vacation house, tourist rental, B&B, or a combination of residential and commercial use.

This is a property for a buyer who recognizes the value of authentic Istrian architecture and wishes to gradually restore and adapt it to modern needs without losing its original character.