

ISTRIA ADRIA
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Code :	16193
Location :	Motovun
Building size :	200 m2
Lot size :	50 m2
Garden size :	0.00 m2
Number of rooms :	9
Energy efficiency :	Not specified

Price : 420.000 €

MOTOVUN

A beautiful stone house in the historic town center with a private courtyard.

This property represents a unique investment opportunity.

The house spans five levels:

- Ground floor: features two rooms and a bathroom (main entrance to the house).
- Basement: includes a spacious room and direct access to a private courtyard—fully enclosed by a stone wall—with an exit leading to the promenade circling the town walls.
- First floor: comprises a living room, kitchen, and dining area, a bathroom, and a balcony offering a stunning, unobstructed panoramic view—perfect for enjoying morning coffee and incredible sunsets.
- Second floor: features two spacious bedrooms.
- High attic: includes two rooms offering the potential to expand the living space.

All rooms are beautifully illuminated and filled with sunlight, offering views of the historic town center on one side and panoramic vistas of the Istrian hills and the Mirna River valley on the other.

Each floor has an area of

40 m², and the courtyard measures 50 m².

The house is ready for immediate occupancy and can be used in its current condition; this allows the future buyer to either invest gradually in renovations or undertake immediate improvements tailored to their specific needs and preferences. An added advantage is the option to use the house as two separate units:

- ground floor + basement + courtyard: as a separate residential or business unit
- first floor + second floor + attic: residential unit

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The enclosed courtyard is particularly appealing, offering the potential to create a unique Mediterranean garden, a private terrace with a special ambiance, and a space for socializing.

Public parking for residents is just a few steps away.

This property is ideal for idyllic family living, tourism, or a combination of both.

The house is situated amidst excellent restaurants, galleries, bars, and various shops.

MOTOVUN—one of the most famous and visited towns in the Istrian interior—is renowned for its history, medieval fortifications, cultural offerings, rich gastronomy, premium wines, and truffles. With its wealth of amenities, unique landscape, and pleasant climate, it attracts enthusiasts of history, gastronomy, nature, and sports all year round.

Seize the opportunity to own this unique property.

Clear title (1/1 ownership).