ISTRIA ADRIA
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Code :	07062
Location :	Vodnjan
Building size :	50 m2
Lot size :	231 m2
Garden size :	0.00 m2
Number of floors :	1
Number of rooms :	2
Number of bathrooms :	2
Energy efficiency :	Not specified

Price : 275.000 €

A renovated authentic Istrian stone house for sale. The house is in an excellent location, with all essential amenities within walking distance (school, kindergarten, shops, and a bus stop). In just 5 minutes by car, you can reach the Pula Arena or the beach in Fažana. The house has been carefully renovated in accordance with conservation regulations and officially registered, as it is a protected property.

The property consists of two houses and a courtyard of 231 square meters. The larger house is fully renovated and move-in ready, while the smaller one is in need of renovation. The smaller house was once the first bakery in the village, as evidenced by the old bread oven inside. It can be converted into additional living space or a business property according to the buyer’s wishes.

The larger house is already successfully rented out, fully categorized, with all legal documents in order and clear ownership (1/1). Significant financial and personal effort has been invested in the house, with new electrical and plumbing installations and a connection to the sewage system. The ground floor (20 m²) features a fully equipped kitchen, living room, WC, staircase, and access to the terrace. The first floor of the same size has a bathroom and bedroom, while the attic offers additional space for sleeping or a lounge area.

Last year, a new roof structure, tiles, and a skylight were installed. The exterior stone has been cleaned and manually re-grouted. A new 25 m² covered and tiled terrace at the back provides privacy. The courtyard also includes a lawn, fruit trees, herbs, a barbecue, a solar shower, and a covered above-ground pool. There is also a storage/tool shed and external access for bicycles and motorcycles. Free parking is available on a public surface nearby.

Stone walls and wooden elements bring warmth and authenticity

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to this Istrian home, while modern amenities ensure comfort for everyday life. The house is an ideal choice for both living and tourism investment. The additional small house of about 30 m² offers the possibility of living in one unit while renting out the other. The possibilities are endless.

All documentation is available for review, including photos of the house before renovation. Feel free to contact us for a viewing.