

## ISTRIA ADRIA

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<b>Code :</b>	07466
<b>Location :</b>	Motovun
<b>Building size :</b>	280 m2
<b>Lot size :</b>	580 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	D
<b>Year of construction :</b>	1890

**Price :** 490.000 €

Beautiful renovated house with a view and business space

A beautiful house for sale in Motovun.

House of 280 m<sup>2</sup> with 580 m<sup>2</sup> of private land, which is exceptional in this location.

Basic information:

Floor: Ground floor + first floor + attic (G+1+M)

4 bathrooms

separate toilet

Pantry

Fully equipped kitchen.

Heating and air conditioning:

Electric heating

Wood/coal heating

Air conditioning (heating and cooling)

Energy class: D (101-150 kWh/m<sup>2</sup>a)

Additional amenities:

100 m<sup>2</sup> of registered business space - ideal for tourism, gallery, catering or office.

Proximity: kindergarten, school, recreational areas, center.

This property is the perfect combination of tradition and modern comfort, with numerous possibilities - whether for family life, vacation or business investment.

For further information, please