

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	09278
<b>Location :</b>	Vodnjan
<b>Building size :</b>	489 m <sup>2</sup>
<b>Lot size :</b>	1683 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	4500 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2018

**Price :** 1.300.000 €

A beautiful house for sale in Vodnjan with two apartments and an indoor pool. The land on which the house was built is 1683m<sup>2</sup>. The house consists of a basement, ground floor and first floor. The house is 489m<sup>2</sup>. There are two apartments on the first floor, and each apartment has its own separate entrance. The first apartment is on two floors, and on the first floor there is a dining room, a kitchen with a living room and a dining room, a wardrobe and a guest toilet. The second floor is accessed via an internal staircase that leads to the second floor of the house, where there are three bedrooms with private bathrooms. Also from the second floor there is access to a spacious terrace which is partially covered and partially uncovered. The apartment, located on the ground floor, is on one floor and is 43m<sup>2</sup> in size. The one-story apartment consists of a living room with a kitchen, a dining room, a bedroom and one bathroom. The indoor pool is 18m<sup>2</sup> in size, or 6x3. the house also has two large closed terraces and a modern summer kitchen. The house is located on a neat, closed garden. There are air conditioners in every room and the house is fully air-conditioned. The house is sold fully furnished. The house is located a few hundred meters from the city's main road, shops and all important facilities, but it is again in a part of Vodnjan that is quiet and does not have too much traffic. The house is located 6 minutes by car to the first beach and 12 minutes to Pula. The house can be used for tourism and rental and is suitable for a pleasant and long stay.