

House

Vodnjan, Istria



Ref	RE-U-36803
Type	House
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	85 sqm
Plot size	230 sqm

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No. of bedrooms	2
No. of bathrooms	1
Price	€ 280 000

Stone house in Vodnjan - after complete renovation - 6 km from the sea!

Embracing the essence of traditional Istrian heritage, an old, dilapidated stone house of 85 sq.m. on a land plot of 230 sqm. has been transformed into a charming oasis of comfort and elegance.

This hedonistic retreat beautifully combines rustic authenticity with modern functionality, preserving indigenous architectural values while offering a sophisticated living experience. The renovated portion of the house exudes warmth through its harmonious blend of natural wood, exposed stone, and contemporary furnishings, creating a perfect balance between tradition and modernity. Meanwhile, the adjoining section of the house, which extends over a single floor, remains in its original state and requires a complete renovation.

The restored section spans the ground floor, first floor, and attic.

The ground floor features an inviting open-plan living area that seamlessly integrates the kitchen, dining, and living spaces, leading to a pergola-covered terrace and a guest toilet.

The first floor houses a cozy bedroom with an en-suite bathroom, while the attic offers additional space that can be used as a bedroom or a home office.

Adding to the charm of this exceptional property is a beautifully enclosed courtyard, filled with lush Mediterranean plants and fragrant flowers, providing privacy and tranquility. The outdoor space is further enhanced by an above-ground pool shaded by a pergola and a convenient storage room. With its prime location, thoughtful layout, and exceptional comfort, this property is a perfect choice for those seeking a peaceful family home or a lucrative investment for tourist rentals.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3294 €

Average price/m² of this type
in this region:
2751 €

Median price/m² of this type
in this region:
2654 €

Average price/m² of this type
in Croatia:
2885 €

Median price/m² of this type
in Croatia:
2590 €

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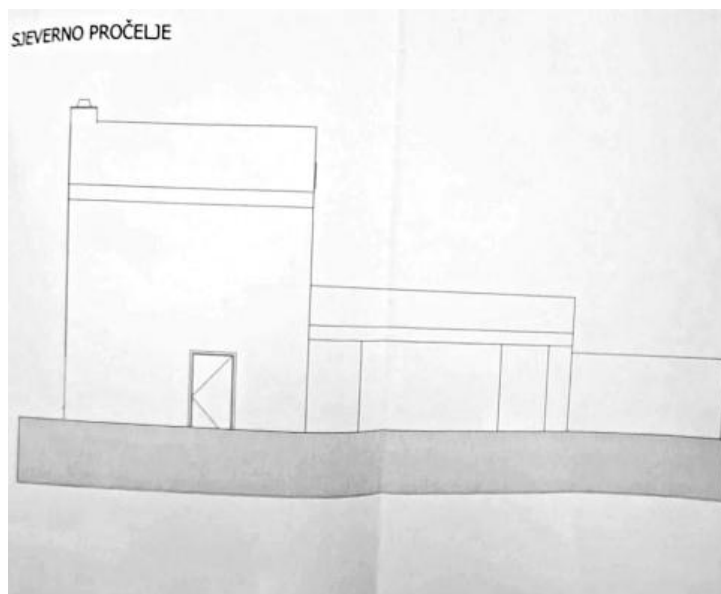
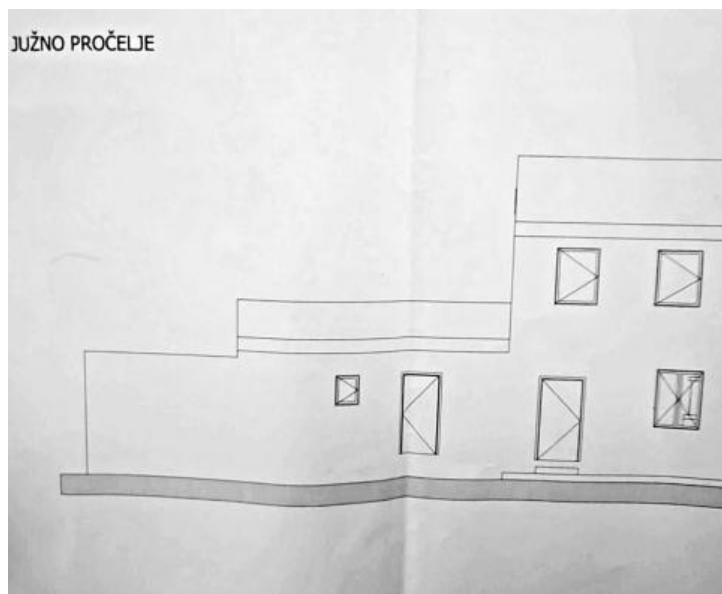
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