

## Kuća za odmor s bazenom, Galižana, Vodnjan, House



### Seller Info

Name: Velvet Realestate  
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City area: Labin  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Kuća za odmor s bazenom, Galižana  
Property for: Sale  
House type: semi-detached  
Property area: 340 m<sup>2</sup>  
Lot Size: 2100 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 5  
Price: 860,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 2005  
Last renovation: 2018

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Vodnjan  
City area: Galižana  
ZIP code: 52215

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: A



## Parking

Number of parking spaces: 6  
Covered parking space: yes

## Description

Description: In the past, Vodnjan was an important urban center, and today this city is an exciting destination, especially for lovers of art and culture. Walking through the old part of the city, you will notice numerous buildings belonging to different historical periods: Gothic, Renaissance, and Baroque. The museum is located in a palace built in 1300, which belonged to the Bettica family. The church of St. is particularly interesting. Blaža, whose bell tower of 62 m, is the highest in Istria. - Not far from Vodnjan, in the town of Galižana, there is a spacious property with an area of 340 m<sup>2</sup>, which extends through the ground floor, first floor, and attic. The house is part of a semi-detached house, but it is separated by fences and has its entrance. On the ground floor of the house, there is a kitchen, a living room with a dining room, and a toilet. On the first floor, there are five bedrooms and three bathrooms, and in the attic of the house, there is one bedroom with a bathroom and a small kitchenette. The problem of heating and cooling is solved with air conditioners in each bedroom and underfloor heating on the ground floor of the house and the bathroom on the first floor. Within the property, there are two

outdoor areas: a kitchen, a bathroom, a space with a fridge and shelves, and a boiler room - a wood stove and a boiler for solar heating. On the spacious fenced plot of 2100 m<sup>2</sup>, there is an unheated swimming pool of 60 m<sup>2</sup> with a sunbathing area and a covered terrace with outdoor furniture. The property has a covered parking lot for four cars and an additional parking space in front for another three cars. As part of the covered parking lot, there is a barbecue area and a 12m<sup>2</sup> basement. The auxiliary facility located next to the house has been turned into a small gym, and the covered area behind the house is equipped with billiards, table football, a trampoline, a swing with a slide, and a volleyball court. Irrigation has been installed in the garden, and there is also a small orchard. The object is categorized as a house with three rooms, and it is rented as such. The house has been achieving excellent tourist results for years and offers the new owners the opportunity to continue their successful business. ID CODE: 503

### Additional contact info

Reference Number: 430246  
Agency ref id: 503