

## Prostrano imanje s kamenim objektima, okolica Vodnjana, Vodnjan, House



### Seller Info

Name: Velvet Realestate  
E-mail: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
First Name: Velvet  
Last Name: Realestate  
Company Name: Velvet Realestate  
Service Type: Selling and renting  
Additional Email: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
Mobile: +385 95 584 4479  
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: Prostrano imanje s kamenim objektima, okolica Vodnjana  
Property for: Sale  
House type: semi-detached  
Property area: 175 m<sup>2</sup>  
Lot Size: 30558 m<sup>2</sup>  
Bedrooms: 3  
Price: 1.00 €  
Updated: Jul 31, 2023

#### Condition

Built: 1900

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 7

## Description

Description: Vodnjan is a town in southern Istria, about 10 kilometers north of Pula, located at 135 meters above sea level. The charming little town and its surroundings are best known for the production of prized olive oil, the oil mill which is the largest in Croatia and the oldest in Istria, and its golden olive groves, in which there are as many as half a million olive trees. In the town of Vodnjan, there is the highest bell tower in Istria, the shortest and narrowest street in Istria and the longest street in Istria, while some winding stone streets are painted with colorful murals. Thanks to its rich history, favorable climate and exceptional natural beauty, Vodnjan and its surroundings delight with its charm and cultural heritage, as well as its diverse range of activities. A spacious estate with a total area of 30,993 m<sup>2</sup> is for sale in the wider area of Vodnjan. There are 3 stone buildings on the property that need complete renovation. The house is a semi-detached building, with a floor plan area of 75 m<sup>2</sup>, and consists of a ground floor, a first floor and an attic. Additional buildings occupy 90 m<sup>2</sup> and 10 m<sup>2</sup> of floor plan area. A macadam road about 150 m long leads to the property. A 4.6 kW electricity connection has been paid for, water pipes have been brought to the property, and the connection remains to be paid for. The house can be used with a cistern that it shares with the neighboring house. The entire plot of land of 30993 m<sup>2</sup> is connected into one unit, it is slightly sloping, southwest oriented, and from the ground floor of the building it is possible to see the sea. The large area allows the future owner complete privacy. An ideal property for people who want to enjoy peace and nature or as an investment to start an OPG or rural tourism. ID CODE: 947

## Additional contact info

Reference Number: 459821

Agency ref id: 947