

## ISTRA, VODNJAN - Obiteljska kuća 240 m2, konoba, 1100m2 poljoprivrednog zemljišta, Vodnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                |   |
|----------------|---|
| Title:         | ISTRA, VODNJAN - Obiteljska kuća 240 m2, konoba, 1100m2 poljoprivrednog zemljišta |
| Property for:  | Sale  |
| House type:    | detached  |
| Property area: | 240 m <sup>2</sup>  |
| Lot Size:      | 1400 m <sup>2</sup>   |
| Bedrooms:      | 4   |
| Bathrooms:     | 1   |
| Price:         | 520,000.00 €  |
| Updated:       | Sep 20, 2024  |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 7 |
|---------------------------|---|

### Description

|              |  |
|--------------|--|
| Description: | ISTRIA, VODNJAN - Family house 240 m2, tavern, 1100m2 agricultural land We offer a modern family house in a small town near Vodnjan, in a quiet location surrounded by nature, which ensures peace and privacy. The house is located on a plot of land of 443m2, and an additional 1100m2 of agricultural land on which there is an auxiliary facility consisting of a kitchen, storage room, workshop and woodshed. Its 240m2 of living space is divided into 2 floors: Entering the upper floor, we reach the entrance hall, which leads to the "open-space" area consisting of the living room, kitchen and dining room. From the living room, through a glass wall, you can access a spacious outdoor covered terrace. On the upper floor there are also 2 bedrooms, a bathroom with a toilet, 2 storage rooms and a guest toilet. We go down the outer stairs to the lower floor, which serves as a tavern/room for |
|--------------|--|

socializing. It consists of a large "open-space" area, 3 bathrooms, a bar, a fully equipped kitchen, a large fireplace, and an outdoor terrace of approx. 60m2. Additional information: \*4 air conditioners. \*Central gas underfloor heating. \*The house is sold fully furnished. Neat ownership, all documentation is available for inspection. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 20611

### Additional contact info

Reference Number: 478463

Agency ref id: 20611