

## Samostojeća kuća za adaptaciju s pogledom na Motovun, Motovun, House



### Seller Info

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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: Samostojeća kuća za adaptaciju s pogledom na Motovun  
Property for: Sale  
House type: detached  
Property area: 141 m<sup>2</sup>  
Lot Size: 276 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 2  
Price: 185,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 1968  
Last renovation: 1977

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Motovun  
City area: Motovun  
ZIP code: 52424

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Number of parking spaces: 3

## Description

Description: In the northern part of Istria, above the valley of the river Mirna, on a cone-shaped hill located at 277 meters above sea level, is probably the most famous and most attractive Istrian medieval town - Motovun. The town has preserved its medieval appearance even today. The city itself is divided into three parts, and its specificity is two rows of walls. In Motovun, there are Trg Andrea Antia and Trg Josef Ressel, which was designed as a lookout point and offers a view of beautiful landscapes. The longest staircase in Croatia with 1052 steps leads to the city. In addition to numerous cultural and historical sights, Motovun and its surroundings can boast numerous vineyards and famous winemakers, recreational facilities that enable an active vacation such as grape harvesting, asparagus picking, truffle gathering, fishing, paragliding, free climbing, canoeing, and for the beautiful time, above Motovun, it is possible to ride in a hot air balloon. The most famous event that takes place in this city at the end of July is the Motovun Film Festival. - We offer this detached family house with an area of 141 m<sup>2</sup> with a beautiful view of Motovun, which extends through the ground floor and the first floor. On the

ground floor there is a space with a living room, a kitchen, rooms and a tavern with a fireplace that need a complete adaptation and an exit to the garage, which currently serves as a storage room. The first floor is reached by an internal staircase where there are two bedrooms and a terrace that also needs to be adapted. In the newer part of the house, which is located on the first floor, you can reach it through the previously mentioned internal staircase or through the external rear entrance. The furnished part consists of an entrance hall, a living room with a kitchen and a dining room, two bedrooms, one of which has a built-in wardrobe, and a coupon room. Above the first floor is a low attic that can be used as a storage or attic space. The temperature is regulated by air conditioning and a wood stove. The property currently has a septic tank, but future owners can also connect to the sewage system, since the pipes are laid through and it is only necessary to connect. The property has parking spaces for 3 cars. The property was built before 1968 and has a certificate of completion. Also, the last renovation of the newer part of the house was in 1977. The house is located in an excellent location in a quiet part of Motovun, not far from important amenities and is ideal as a family home. ID CODE: 1401

### Additional contact info

Reference Number: 505927  
Agency ref id: 1401