

## Vodnjan, roh bau kuća s prostranom okućnicom, Vodnjan, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Vodnjan, roh bau kuća s prostranom okućnicom  
Property for: Sale  
House type: detached  
Property area: 279 m<sup>2</sup>  
Number of Floors: 3  
Bedrooms: 10  
Price: 510,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2009

#### Location

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

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: Vodnjan, surroundings, house in a quiet location with two residential units and a spacious garden. Not far from the center of Vodnjan, we are selling a house in a high renovation phase with a total area of 279m<sup>2</sup>. The house consists of two apartments and a basement. The first apartment with a total area of 120m<sup>2</sup> on the high ground floor has two bedrooms, a living room, a kitchen and a dining room with access to the terrace, a bathroom, while on the first floor there is a bedroom with a balcony and a bathroom. The second apartment, which is intended as an apartment with a total area of 69m<sup>2</sup>, consists of the ground floor, where there is a living room connected to the kitchen and dining room, which have an exit to the terrace, a bathroom, while on the first floor there are two bedrooms with a bathroom. The basement of the house with a total area of 89 m<sup>2</sup> is connected to a larger apartment, but if the new owner wishes, a third residential unit can be made. According to the construction permit, it is possible to build a swimming pool. Installations for electricity and water were carried out throughout the house, it is planned to install underfloor heating and air conditioning. The house also has a spacious garden of 3700m<sup>2</sup>, of which 1824m<sup>2</sup> is the agricultural part. There are 70 twenty-year-old olive trees on the agricultural part. The first house is 200m away. The house is sold in the unfurnished stage for the stated price, which leaves the possibility for the potential buyer to complete the finishing works and equip the property according to his own wishes and needs. The property upon completion has a lot of potential as a holiday home given the quiet location. ID CODE: 2005-184

## Additional contact info

Reference Number: 529028  
Agency ref id: 2005-184  
Contact phone: 052210824