

## Vodnjan, Luksuzna kuća s tradicionalnom konobom, 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  
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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, Luksuzna kuća s tradicionalnom konobom  
Property for: Sale  
House type: detached  
Property area: 220 m<sup>2</sup>  
Lot Size: 443 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 3  
Price: 650,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2022

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Vodnjan

City area: Vodnjan  
ZIP code: 52215

## Permits

Building permit: yes



## Additional information

Energy efficiency: B

## Description

Description: Istria, Vodnjan surroundings, Only 4 km from Vodnjan - a historic town in the south of the region that has almost all the facilities necessary for life; restaurant, supermarket, gas station, bank, post office, kindergarten, pharmacy... for sale is a fully furnished house with a modern design. This impressive house has a total area of 220 m<sup>2</sup> and is located on a plot of land of 443 m<sup>2</sup>. A special feature of this house is the basement, which is a space of 100 m<sup>2</sup> equipped for a small family business such as a tavern and is fully equipped with inventory. The outdoor covered terrace allows business and pleasant moments in summer and dry days. The ground floor of the house consists of a hallway, a spacious open space consisting of a living room with access to the terrace, a kitchen and a dining room. Two bedrooms, a bathroom, a toilet, a storage room and a laundry room make up the rest of the ground floor. Gas-fired underfloor heating creates an atmosphere in the winter period and can be complemented by a stove, and there are also two air conditioners ready for summer and winter days and comfort. This property also offers a landscaped garden with two parking spaces. There is a possibility of buying an additional 1000 m<sup>2</sup> to 3000 m<sup>2</sup> of agricultural land next to the house, where there is also an auxiliary building, a warehouse and a tool room with a yard. This house has all the necessary facilities for luxury living and provides opportunities for various business activities, especially in the hospitality industry.  
ID CODE: 1035-85

## Additional contact info

Reference Number: 551566  
Agency ref id: 1035-85  
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