

## Vodnjan staro Istarsko imanje za adaptaciju, Vodnjan, House



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.

Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Vodnjan staro Istarsko imanje za adaptaciju  
Property for: Sale  
Property area: 330 m<sup>2</sup>  
Bedrooms: 12  
Bathrooms: 4  
Price: 520,000.00 €  
Updated: Jul 08, 2024

### Condition

Built: 1927

### Location

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

### Permits

Ownership certificate: yes



### Additional information

Infrastructure: Water tank, Sewage, Electricity

### Description

Description: Vodnjan staro Istarsko imanje za adaptaciju U neposrednoj blizini starogradske jezgre, nalazi se ovo imanje koje se sastoji od 3 kuće, male konobe sa krušnom peći, garaže u dvorištu i parcele od 200m<sup>2</sup> za parking. Sve tri kuće su vezane i nalaze se u nizu. Prva kuća se sastoji od prizemlja : garaža, veliki prostor moze biti kuhinja i dnevni boravak. Prvi kat: 3 sobe , kupatilo i terasa.Druga kuća - prizemlje: hodnik, kupatilo, kuhinja i dnevni boravak. Prvi kat: kuhinja i dnevni boravak, 1 spavaća soba, kupaona, terasa, jedino ovaj dio je useljiv.Treća kuća - prizemlje: hodnik, kuhinja, dnevni boravak, 1 spavaća soba, kupaona. Prvi kat: 2

spavaće sobe, hodnik, terasa, visoko potkrovlje. U dvorištu je garaža, drvarnica, mala konobica sa starom krušnom peći, izvan imanja je parcela od 200m2 koja može služiti kao parking. Potrebna je komplet adaptacija, struja, voda i kanalizacija su na ovom imanju. Vodnjan-Dignano, gradić na jugozapadu Istre, od Pule udaljen 11,7 km, na 135 metara nadmorske visine, područje je starih tradicija nastalo na tragovima prehistorijskih gradina. Njegovo široko područje s bezbrojnim karakterističnim kašunima, izgrađenim u tehnici suhozidina, koji su označavali vlasništvo, svjedok je milenija u kojem su se stanovnici bavili poljoprivredom, posebice maslinarstvom i vinogradarstvom. Ako tražite starinu a želite biti u urbanoj sredini, ovo može biti upravo Vaše. Nazovite nas!

### Additional contact info

Reference Number: 587377  
Agency ref id: 477  
Contact phone: +385 91 497 63 28