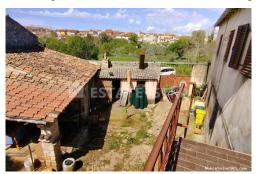


# Vodnjan, staro Istarsko imanje za adaptaciju, Vodnjan, House



Seller Info

Name: Estate Istra First Name: Estate Last Name: Istra

Company Estate Istra - Pirun j.d.o.o.

Name:

Service Type: Selling and renting

https://www.estateistra.com Website:

Country: Croatia

Region: Istarska županija

City: Pula ZIP code: 52100

Šijanska, 1/D Address: Mobile: 00385914976328 00385912219218 Phone:

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.

Agent: 1/2022 Reg No.:

# 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, an old Istrian estate for renovation In the immediate vicinity of the old

> town, there is this estate consisting of 3 houses, a small tavern with a bread oven, a garage in the yard and a plot of 200m2 for parking. All three houses are connected and are located in a row. The first house consists of a ground floor: a garage, a

> large space that can be used as a kitchen and a living room. First floor: 3 bedrooms, bathroom and terrace. Second house - ground floor: hallway, bathroom,

kitchen and living room. First floor: kitchen and living room, 1 bedroom,

bathroom, terrace, only this part is habitable. Third house - ground floor: hallway,



kitchen, living room, 1 bedroom, bathroom. First floor: 2 bedrooms, hallway, terrace, loft. In the yard there is a garage, a woodshed, a small tavern with an old bread oven, outside the property there is a plot of 200 m2 that can be used as a parking lot. Complete adaptation is needed, electricity, water and sewage are on this property. Vodnjan-Dignano, a small town in the southwest of Istria, 11.7 km from Pula, at 135 meters above sea level, is an area of old traditions created on the traces of prehistoric fortifications. Its wide area with countless characteristic kažuns, built in the dry-wall technique, which denoted ownership, is a witness of the millennia in which the inhabitants engaged in agriculture, especially olive growing and viticulture. If you are looking for antiques and want to be in an urban environment, this could be yours. Call us!

# Additional contact info

Reference Number: 587377 Agency ref id: 477

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