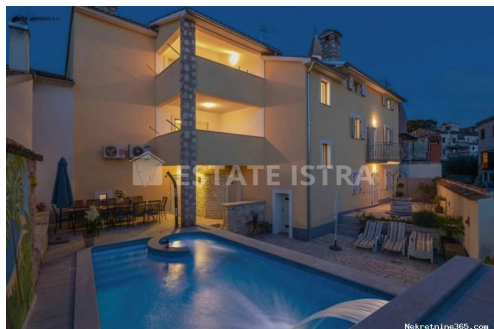


Vodnjan stara Istarska kuća pretvorena u modernu vilu, Vodnjan, House



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 stara Istarska kuća pretvorena u modernu vilu
Property for: Sale
Property area: 537 m²
Lot Size: 400 m²
Number of Floors: 2
Bedrooms: 14
Bathrooms: 5
Price: 727,000.00 €
Updated: Jul 08, 2024

Condition

Condition: Kept
Last renovation: 2020

Location

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

Permits

Ownership certificate: yes
Inspection certificate: yes

Additional information

Infrastructure: Water tank, Sewage, Electricity,
Telephone installation
Energy efficiency: B



Heating

Heating type: air-conditioner

Description

Description: This villa is located on the edge of the old town, with a living area of 537 m², on a

plot of 400 m². It consists of ground floor, 1st floor and 2nd floor. On the ground floor there is: a tavern with a large dining table, open fireplace (Istrian fireplace), kitchen with all appliances. On the other side is the apartment: kitchen with dining room and living room, 2 bedrooms, bathroom. On the 1st floor there are 3 apartments, each consisting of: kitchen with living room, 1 bedroom, bathroom, terrace. The 2nd floor is arranged in the high attic and consists of a kitchen with a dining room and a living room, 3 bedrooms, 1 bathroom, a large terrace with a view of Brijuni. The house also has 2 separate toilets. In the yard there is a swimming pool with a sunbathing area, a garden with a well (Istarska šterna). There is a wine cellar in the basement. All the elements of the old Istrian construction have been retained, and are not damaged by modern elements. The house was completely renovated in 2014 with an emphasis on quality and comfort. The first phase of central heating throughout the building is installed in the house, the Kaljava peć is on the 2nd floor, and 5 air conditioners for heating and cooling. It is important to note that solar panels are installed on the roof, which are used for heating and reheating hot water. It is furnished with high-quality furniture. The house has three entrances. 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. For those who have an entrepreneurial spirit and want to combine private and business, this property is worthy of attention, therefore there are not many such buildings on the market. Call us!

Additional contact info

Reference Number: 587378
Agency ref id: 476
Contact phone: +385 91 497 63 28