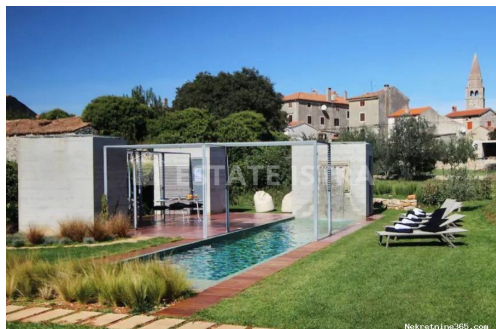


Istra, Galižana - barokna vila i dependansa s bazenom, Vodnjan, House



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:	Istra,Galižana - barokna vila i depandansa s bazenom
Property for:	Sale
Property area:	250 m ²
Bedrooms:	10
Bathrooms:	6
Price:	650,000.00 €
Updated:	Jul 08, 2024

Condition

Last renovation: 2019

Location

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

Permits

Ownership certificate:	yes
Inspection certificate:	yes



Additional information

Infrastructure:	Sewage, Electricity
Energy efficiency:	B

Description

Description: Completely renovated baroque villa from the 17th century with an annex and a swimming pool in a large garden. The main residence covers the ground floor, first floor and attic. Ground floor: 70 m², equipped kitchenette, large dining table, TV room, bathroom. First floor: 40 m², two double bedrooms, TV room, bathroom. Attic: 55m², two double bedrooms, TV room and sofa bed, two bathrooms. The annex is accommodation that extends through the ground floor, first floor and attic. Ground floor: 30 m², equipped kitchenette, TV room, bathroom. First floor: 30 m²,

TV room, bathroom. Attic: 15 m², TV room. An outdoor area of 1300 m² connects these two structures, a beautifully landscaped environment with a swimming pool. This baroque beauty was completely renovated in 2019, the renovation project was made by the architect Emil Jurcan, who restored the splendor and beauty of this beauty. Galizana is one of the oldest places in Istria whose population dates back to the prehistoric period. This place was the center of the Pula colonial ager, where the Roman roads, the decumanova and the cardo maximus, crossed, which determined the borders of the different "saltus" and "centuria" into which the Romans divided the Pula territory in order to allocate it partly to their war veterans by lot. These lands were called "sors". The settlement of Galizana was located in the middle of a "sors" which can be assumed to have belonged to a veteran from the region of Gaul, namely, the Latin version of the settlement is Gallicianum. In 1150, the name changed to Galisanum, including Golisani, and in 1303, the name Calisanum was mentioned. The locals of Galizana, even today, are mainly oriented towards the cultivation of traditional crops, vines and olives, as well as animal husbandry, producing excellent wine and prized extra virgin olive oil, sheep's cheese and other local products. In addition to agriculture, tourism also plays a significant role, especially in the summer months, when the already traditional Galician Night festivities are held, enriched with folklore, old customs and the gastronomic offer characteristic of the Galizana area. This beautiful property is successfully operating in tourism, the capacity is 16 people. If you are looking for a well-established job, this could be for you. If you are a hedonist at heart, it can also be your home. Call us!

Additional contact info

Reference Number: 595716
Agency ref id: 510
Contact phone: +385 91 497 63 28