

Vodnjan-okolica, Kamena Vila s bazenom u srcu Istre, Vodnjan, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
ZIP code: 52470
Address: Pozioi 1g
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About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Vodnjan-okolica, Kamena Vila s bazenom u srcu Istre
Property for: Sale
House type: detached
Property area: 140 m²
Lot Size: 400 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 3
Price: 570,000.00 €
Updated: Jul 10, 2024

Condition

Built: 2011

Location

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

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description: Vodnjan - surroundings A beautiful stone villa in Istrian style with a pool and a sea view is for sale. The villa is located in a quiet location and is surrounded by nature and greenery. It is 15 km from Peroj, Fažana and the sea, and 15 km from Pula airport. This charming villa with a total area of 140 m² with an attached garden extends over two floors, ground floor and first floor. On the ground floor there is a living room with an open-plan dining room and kitchen, a bedroom, a bathroom, a storage room and a boiler room. From the living room and the kitchen there is direct access to a spacious covered terrace with a barbecue and a dining table, as well as a swimming pool with a sunbathing area. The first floor is accessed by internal stairs where there are 3 bedrooms, one of which has its own bathroom and another shared bathroom. A beautiful swimming pool of 32 m² is located on the south side of the villa with a sun deck, while in front of it there is a landscaped and fenced garden. The villa has two private parking spaces and is sold fully furnished and equipped. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a beautiful stone villa in the Istrian style that can be adapted both for family life and for tourist purposes. Ownership in order.

PROPERTY CHARACTERISTICS Istrian style Indoor fireplace Swimming pool 32 m² (heated) Air conditioners Gas central heating inverter air conditioner for heating and cooling Irrigation system Fenced plot Proximity to the sea 15 km Peaceful surrounding The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible ID CODE: 927

Additional contact info

Reference Number: 612951

Agency ref id: 927