

## Villa u srcu Istre, Vodnjan, House



### Seller Info

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City area: Labin  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Villa u srcu Istre  
Property for: Sale  
House type: detached  
Property area: 224 m<sup>2</sup>  
Lot Size: 600 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 2  
Price: 449,000.00 €  
Updated: Jul 01, 2024

## Location

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



## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes

## Parking

Number of parking spaces: 2

## Description

Description: Istria, Vodnjan - surroundings, Stone villa with swimming pool in the heart of Istria A beautiful stone villa in the Istrian style with a swimming pool is for sale, located in a quiet location and surrounded by nature and greenery. It is 6 km from Vodnjan, 12 km from Fažana and the sea, and 20 km from Pula airport. This charming villa with a total area of 224 m<sup>2</sup> with a garden of 600 m<sup>2</sup> extends over two floors, ground floor and first floor. On the ground floor there is a kitchen with an open dining area, a living room with a beautiful wood-burning fireplace, a bedroom with access to the pool, a study, a bathroom and a storage room. From the living room and kitchen there is direct access to a spacious covered terrace with a dining table and a swimming pool with a sunbathing area. The first floor is accessed by internal stairs, where there are 3 bedrooms, two of which have access to a spacious covered terrace, then a bathroom with a hydromassage bathtub and a storage room. A beautiful pool of 32 m<sup>2</sup> is located at the front of the villa with a sun deck, while on the side there is a landscaped and fenced garden with irrigation. The villa has two private parking spaces and is sold furnished and equipped. The house uses oil-fired central heating and a fireplace for heating, and air conditioning for cooling. 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. ID CODE: 1619

## Additional contact info

Reference Number: 621415  
Agency ref id: 1619