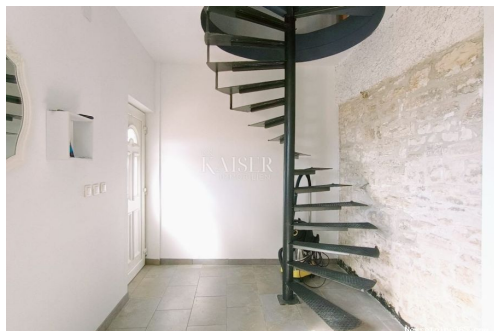


Vodnjan, okolica- adaptirana kuća 140m2 s pogledom na more, Vodnjan, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Vodnjan, okolica- adaptirana kuća 140m2 s pogledom na more
Property for:	Sale
House type:	in sequence
Property area:	195 m ²
Lot Size:	51 m ²
Bedrooms:	4
Bathrooms:	2
Price:	205,000.00 €
Updated:	Oct 07, 2024

Condition

Newbuild:	yes
Built:	2011
Last renovation:	2024

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Parking

Number of parking	2
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spaces:

Description

Description:

Juršići is a place in the southwest of the Istrian peninsula. Located next to the county road Vodnjan-Svetvinčenat. The inhabitants are engaged almost exclusively in agriculture (vines, olives, vegetables and grain) and animal husbandry (cattle, pigs). J. Velikanja, the chaplain who in 1876 started the Croatian school, which still functions as an elementary school today. In Juršići there is also the church of St. Francis of Assisi, built in 1874. In the rectory next to the church, which was a Carmelite convent for 20 years, there is a restoration workshop where paintings on canvas and gilded wooden sculptures are processed. Kaiser Immobilien presents you a charming house of 144m² of living space, located in a quiet environment not far from Pula, ideal for families looking for privacy and natural beauty. This house, spread over three floors, offers countless possibilities for adapting to your needs. The ground floor of 60m² is currently in the renovation phase, offering the opportunity to arrange an additional apartment with all the necessary connections. The outside part of the ground floor can be used as a summer kitchen for outdoor enjoyment. External stairs lead to the first floor where you enter a spacious entrance hall equipped with a wardrobe and a spiral staircase. On the right side there is a bathroom with a shower and a toilet, from which there is a beautiful view of nature and the sea. To the left, it leads you to a spacious living room with a wood-burning stove, with the possibility of central heating. Through the living room you enter the bright dining room and kitchen with additional storage. The second floor, reached by a spiral staircase, opens into a spacious hallway lit by natural light, providing additional wardrobe space. On this floor there are three large bedrooms - two with a view of the greenery and the mountain Učka, while the third room offers an enchanting view of the sea. Also, on this floor there is a bathroom that is waiting for finishing works, and the owner is ready to complete the works according to the agreement and surcharge, if someone wants. The specialty of this house lies in its history - the first walls date from the 19th century, while from 2011 to 2024 the owner thoroughly adapted and upgraded the house, leaving authentic stone walls that create a special atmosphere inside the house. The new facade with 5 cm of waterproofing ensures excellent thermal insulation. The current heating is wood, but central heating is prepared with copper pipes in each room. The 51m² yard is surrounded by a wall that provides privacy, perfect for enjoying the outdoor space. This property provides everything you need for a peaceful and pleasant life in a natural environment and neighborhood, with easy access to Pula and Vodnjan and other urban amenities. Proximity to amenities: Restaurant- 1.5 km Shop- 1.5 km Sea: 14 km School: 1.2 km Public transport: 250 m Pula- 19 km Vodnjan- 8 km Airport- 20 km Distance to major cities: Juršići- Ljubljana : 188 km Juršići- Vienna: 569 km Juršići- Budapest: 587 km Juršići- Prague: 895 km Juršići- Munich: 590 km Juršići- Zagreb: 248 km Agency commission for the buyer is 3% + VAT and is paid in case of real estate purchase, at the conclusion of the first legal act. ID-CODE: 127-030 If you want to visit the property in person, please contact: Jennifer

Hofmann E-mail: jennifer@kaiser-immobilien.hr Phone: +385-91-515-0887
<http://kaiser-immobilien.hr/> ID CODE: 127-030

Additional contact info

Reference Number: 649713
Agency ref id: 127-030