

## Istra, Vodnjan, samostojeća kuća sa okućnicom, Vodnjan, House



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekretnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Istra, Vodnjan, samostojeća kuća sa okućnicom
Property for:	Sale
House type:	detached
Property area:	133 m <sup>2</sup>
Lot Size:	105 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	1
Price:	240,000.00 €
Updated:	Oct 23, 2024

## Condition

Built:	2003
--------	------

## Location

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



## Additional information

Energy efficiency:	In preparation
--------------------	----------------

## Description

Description:	<p>Exclusively with Remax, this beautiful detached house (floor plan 65m<sup>2</sup>) with a garden of 105m<sup>2</sup> is for sale, which is a real rarity in the old part of the town of Vodnjan, and with it an opportunity because Vodnjan is a city that is becoming more and more popular as a permanent residence. or the place where the summer months are spent. All this due to its good geographical position (not far from Pula, the Brijuni coast, the exit to the Istrian Ipsilon), all the necessary amenities for a quality life, and relatively lower real estate prices compared to places on the coast or the city of Pula. The house consists of a ground floor and a first floor, a total of 192.33 m<sup>2</sup> gross. On the ground floor there is a covered terrace, an entrance hall, a comfortable living room with a fireplace, a dining room, a kitchen, a comfortable bathroom with a bathtub and small windows, a beautiful wooden staircase leading to the first floor. Upstairs there are 3 bedrooms, a balcony of 14 m<sup>2</sup> and a smaller study that could be used to make another bathroom upstairs. The yard of 105 m<sup>2</sup> is at the front of the house and is planted with various plants and flowers and is surrounded by walls. According to the wishes and possibilities of the new owners, a parking space could be made in the yard, if someone really needs it. The house was regularly lived in and invested in until 2 years ago, since then it has only been</p>
--------------	--

used occasionally. In 2020, all new exterior carpentry, PVC windows and wood-style aluminum shutters were installed. The house is fully furnished and is being sold as such. It has 2 air conditioners (1 in the living room, 1 in the bedroom), a pellet stove for central heating on the ground floor and a beautiful fireplace. All in all, the house is ready to move into and live in, as it has everything necessary for normal functioning. In addition, it exudes a good family spirit, and its location in a quiet street makes it stand out as a more special property in this city. Documentation and ownership in order and without encumbrances. ID CODE: 300041074-476

### Additional contact info

Reference Number: 654193  
Agency ref id: 300041074-476  
Contact phone: +385 91 641 5015