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ID 1676-1 **495.000 €**

Authentic stone house with a swimming pool near Vodnjan | Istria

Pula



Basic information

PRICE	495.000 €
AREA	230 m²
LAND AREA	314 m²
GARDEN AREA	212 m²
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	villa
LOCATION	Pula
REAL ESTATE ID	1676-1

Authentic Istrian stone house with a swimming pool near Vodnjan – in the heart of a region known for its world-awarded olive oil and close to Brijuni National Park.

This unique property consists of two separate buildings – authentic stone houses, which have been fully renovated and equipped with great attention to detail. Each house has its own private entrance, while they share a spacious and well-designed outdoor area. Here you will find a pool with a modern solar shower, a sunbathing area, idyllic spots for sitting and socializing, and a covered terrace with a barbecue for up to 12 people, ideal for summer gatherings. The entrance to the yard is adorned with olive trees, and the property has secure private parking for four cars.

The first house offers a total of 140 m² of living space spread across three levels – the ground floor, first floor, and attic. The ground floor consists of an entrance area leading into an open-plan kitchen, dining room, and living room, along with a guest toilet and storage room. On the first floor, there are two spacious bedrooms, each with its own en-suite bathroom, and a terrace with a beautiful view of the surrounding nature. The attic houses a large third bedroom with its own bathroom. Each room has its own air conditioning unit, providing additional comfort.

The second house covers 90 m² and consists of a ground floor with a kitchen, dining room, living room, storage room, and guest toilet. On the first floor, there are two bedrooms with a shared bathroom.

Both houses are designed in an authentic Istrian style, using natural stone, wooden materials, and warm tones in the interior, creating a charming and inviting atmosphere.

Investment Potential: This property offers various opportunities – you can use it as a luxurious private home or, if desired, rent one or both units, generating additional income and a quicker return on investment. This property is ideal for two families who want to live close to each other while maintaining their privacy, or for two friends seeking a shared space with the possibility of personal space.

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Location and Surroundings: The property is situated in an excellent location, just a few minutes on foot from a bus stop and a small supermarket. Only a 12-minute drive away, you can access a wide range of amenities, including a café, restaurant, pizzeria, supermarket, pharmacy, school, florist, hair salon, and more. The close proximity to key services ensures maximum comfort and convenience for everyday life, making this property an ideal place to live or invest in. The beach is just 14 km away, allowing you to enjoy all the charms of the sea.

For more information and to arrange a viewing of this charming property, feel free to contact us.

#pula #marčana #vodnjan #houseforsale #istria #realestate #investment

More information

FEATURES	Close to the school, Quiet area, Furnished, Equipped kitchen, Panoramic view, Access - paved, Well-maintained yard, Large terrace, Separate entrance
EQUIPMENT	Pool, Shower cabin, Fireplace, Air conditioning, Barbecue
INFRASTRUCTURE	Waterworks, Cesspit, Electricity
PERMITS	Owner's certificate, Occupancy permit
ADAPTATION YEAR	2024.
TOTAL FLOORS	One floor
RESIDENTIAL UNITS	2
ROOMS	7
BEDROOMS	5
BATHROOMS	4
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	5 m
DISTANCE FROM SEA	14.0 km
DISTANCE FROM CENTER	Maintained, Habitable
HEATING	Air condition, Fireplace
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Summer kitchen, Parking, Bedroom, Terrace, Toilet, Garden
JOINERY	PVC - wood

View listing