

ID 1723-1 120.000 €

## Stone house in the center of Vodnjan, Istria

 **Vodnjan**


### Basic information

PRICE	120.000 €
AREA	100 m <sup>2</sup>
PRICE PER SQUARE	1.200 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Detached house
LOCATION	Vodnjan
REAL ESTATE ID	1723-1

### Stone House in Istria, Vodnjan - Dignano

A house located in the center of Vodnjan, suitable for living and with great potential for tourist rental. The house has a total area of 100 m<sup>2</sup> and extends over four floors, each with a footprint of 25 m<sup>2</sup>. It consists of a ground floor and three upper floors. The ground floor includes an entrance hall, a bathroom, and a kitchen with a dining area; the first floor features a living room, while the second and third floors comprise a total of four bedrooms. The house is fully habitable and functional, making it suitable for permanent residence, occasional stays, or tourist rental.

This property represents an exceptional opportunity to combine residential and business purposes, with the added advantage of being located directly opposite the historic Bettica Palace, which attracts numerous visitors on a daily basis. Vodnjan is recognized as a town rich in history, culture, and tradition, from the largest church in Istria, St. Blaise's Church, known for its relics, to a unique collection of sacred art and more than 60 churches that testify to its heritage. The town is also famous for its world-award-winning olive oil, excellent wines, Istrian prosciutto, and the traditional Bumbarska Feast, while nearby Peroj and Fažana offer beautiful beaches and views of the Brijuni National Park. Art lovers will recognize Vodnjan for its murals and contemporary art galleries, and the surrounding area offers visits to the famous kažuni (traditional stone huts) and the Church of St. Foška, a popular pilgrimage site.

The house is ready for immediate occupancy, while renovation can further enhance or repurpose the space, making it ideal for business use and representing a unique investment opportunity in the heart of one of the most authentic towns in Istria. The distance to Pula is 10 km, to the beach in Fažana 6 km, to Rovinj 35 km, and to the airport 15 km.

### More information

FEATURES	Close to the shop, Close to the beach, Close to the school, City / town center, Quiet area, Semi-furnished, Equipped kitchen, Separate entrance
EQUIPMENT	Bathtub, Air conditioning

INFRASTRUCTURE	Waterworks, Sewage, Electricity, Active telephone line
PERMITS	Owner's certificate, Building permit
TOTAL FLOORS	Multi-storey
RESIDENTIAL UNITS	1
ROOMS	6
BEDROOMS	4
BATHROOMS	1
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 min
DISTANCE FROM SEA	4.5 km
DISTANCE FROM BEACH	4.5 km
DISTANCE FROM CENTER	50 m
DISTANCE FROM CENTER	Habitable
HEATING	Electric heating, Air condition
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Bedroom
JOINERY	Wooden

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