ID: 2990

FOR SALE: EXTREMELY SPACIOUS LAND WITH A SEMI-DETACHED STONE HOUSE

Vodnjan

742,900 €
21 €/m^2







Vodnjan - Dignano is a town in southern Istria, ten kilometers north of Pula. It is one of the centers of the Istrian language. The old Istrian town is very famous among tourists, mostly because of its gastronomic offer, which is best known for its olive oil and wine.

For sale is a semi-detached house for renovation located on an exceptionally spacious plot, in a location that offers complete privacy, silence and a view of the forest, the property has a total area of 36,074 m^2. The property is located only 30 meters from the paved road, with a secured access road, and at the same time it is far enough away from everyday crowds. There are low oak trees on the plot, the rest is pasture and vineyard. The plot is diverse and very

attractive: one part is fenced with a traditional dry stone wall, the other part is completely flat and ideal for a garden, swimming pool or recreational area, while the entire plot exudes authentic Istrian character and natural surroundings. On the land itself there is a semi-detached stone house with a total area of approximately 435 m^2 distributed over the ground floor, first floor and attic. The house has high potential for development for residential or catering purposes. On the first floor there is currently a room, kitchen and a small living room with wood heating, while the bathroom is separate. The second part of the building has a separate entrance and today serves as a garage and storage space, with the possibility of conversion into additional residential or tourist facilities. The second half of the house is completely made of stone, but it has been demolished. In front of the house there is an urbanized part of the land suitable for the construction of additional buildings on a total of 3602 m^2. The land is positioned with a gentle slope so that it has an open view, and from the ground floor you can partially see the sea. Approximately 20 meters away from the house there is another building that is partially made of stone and was used as a stable with a total area of 90 m2. In front of the property we also have a kažun with a total area of approximately 10 m2. Due to the large number of dry walls, there is a large amount of stones to enclose the plot. There is also a water tank next to the property. One of the two properties has a usage permit.

- Pula airport only 4 km
- Brijuni islands only 10 km

- Paid electricity connection for 4.6 kW of electricity
- Water pipes brought in
- Optics pipes brought in

Due to its spaciousness and uniqueness, the property offers great business potential for catering activities, which would certainly ensure a very high return on investment on an annual basis and thus become a true Istrian autochthonous beauty that combines tradition, nature and peace. The future property owner can also use it for very comfortable family living in a very quiet location. The aforementioned properties are certainly an opportunity for a long-term investment that is not found every day. Here you are buying the opportunity to create, grow and see where a beautiful story can be built in an extremely special location. An ideal opportunity for those looking for space, authenticity and long-term value.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Vodnjan	PROPERTY ID	2990
PRICE	742,900 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	36,074 M²
ORIENTATION	-	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road
- Forest

Infrastructure

- Electricity
- Water
- Optical internet

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