ID: 3195

HOUSE ON THE EDGE OF THE VILLAGE - POOL, PEACE AND A MAGNIFICENT SENSE OF FREEDOM

Vodnjan

440,000 €
2,716 €/m²







Vodnjan is a small historic town in southern Istria, not far from Pula. It is known for its well-preserved medieval architecture, narrow cobblestone streets and rich cultural heritage. The town is particularly famous for the Church of St. Blaise, which houses a collection of relics and mummified saints.

The house is located in a quiet Istrian village just 15 km from Pula, and represents an ideal opportunity for buyers looking for privacy, nature and a pleasant Mediterranean lifestyle. Surrounded by greenery and set on a fully fenced plot of 580 m², this charming single-storey house offers the perfect balance between comfort, relaxation and entertainment. The house

has 162 m² of living space and can comfortably accommodate up to 6 people. The interior is functionally organized and includes a spacious living room connected to the dining room and a fully equipped kitchen, creating a pleasant space for socializing and family moments. The floors are covered with ceramic and laminate flooring, PVC joinery has been installed, and heating and cooling are regulated by air conditioning. There are three bedrooms – two with double beds and one with two single beds – which makes this property ideal for a family or guests. A special atmosphere is provided by the outdoor area, where there is a private swimming pool surrounded by a well-kept garden, perfect for relaxing during warm summer days. In the immediate vicinity of the pool there is a covered terrace with an outdoor dining area and an outdoor kitchen with a barbecue, ideal for enjoying long dinners outdoors. For additional entertainment and relaxation, the house also offers billiards in the lobby, as well as table tennis and darts, which makes the stay pleasant at any time of the year. The property also has private parking spaces within the property, and thanks to its quiet location and proximity to Pula and the beautiful Istrian beaches, it represents an excellent opportunity for both personal use and as an investment for tourist rental.

This holiday home combines authentic Istrian ambience, functionality and privacy, providing future owners with an ideal place to relax or a successful tourist business.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Vodnjan	PROPERTY ID	3195
PRICE	440,000 €	TYPE	House
AREA	162 m²	GARDEN AREA	593 m²
YEAR BUILT	2010.	YEAR RENOVATED	2025.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	Excellent	ROOF	Mediterranean
	-		-

INTERNAL STAIRS		EXTERNAL STAIRS	
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Pantry
- Garden
- Yard
- Garage
- Access road
- Tavern
- Swimming pool

Infrastructure

- Electricity
- Water

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