ID: 3406

EXCLUSIVE SALE - ELEGANT HOUSE IN A QUIET LOCATION

Galižana, Vodnjan

471,200 €
3,894 €/m^2







GALIŽANA - peace, space and a life that is rarely found today

Just a few minutes from the urban rhythm, and far enough away to start each day with silence and a sense of freedom, is located Galižana - a place known for its authentic Istrian character, pleasant neighborhood and perfect balance between privacy and connection to all amenities. Here you don't just buy real estate - here you choose a way of life.

ONLY IN OUR OFFER - A HOUSE THAT IS NOT TO BE SEEN, BUT EXPERIENCED

There are houses that are beautiful in photos. And there are those that you enter and immediately feel - this is home.

In a quiet location in Galižana is located this beautiful family house that captivates with its spaciousness, warmth and perfectly thought-out layout. Upon entering, you are greeted by a spacious hallway that leads to the heart of the home - a functional and elegant kitchen connected to the dining room, which opens onto an outdoor terrace perfect for morning coffee, long family gatherings and evenings under the open sky.

The ground floor also includes:

- a spacious and bright living room filled with natural light
- a bedroom with a double bed
- a fully equipped bathroom
- a practical storage room
- a large garage that provides additional functionality and comfort

The upper floor continues the story of space and comfort.
There are three more spacious bedrooms with double beds, and a special charm is provided by the exit to the private terrace from the largest room - the perfect place for quiet mornings and relaxation at the end of the day.

Every detail was paid attention to when decorating:

- quality ceramics in common areas
- elegant laminate floors in the rooms
- pvc joinery with mosquito nets and roller shutters
- air conditioning
- gas underfloor heating that provides maximum comfort during the winter months

But the real impression comes when you step outside.
Behind the house is a spacious landscaped yard - a place that invites you to live outdoors. A wooden house awaits you there, ideal for storage or a hobby space, and a large covered terrace with wooden beams that gives the space a special character, warmth and atmosphere of a true home.
This is a place where children have space for carefree play, where the family gathers and where every day feels like a vacation.

A HOUSE THAT HAS THAT SOMETHING

Some properties offer square footage.
This house offers a feeling.
If you are looking for a home that combines a quiet location, spaciousness, quality and warmth - you have found it.

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ONLY AVAILABLE WITH US - contact us and experience this house firsthand. Because some stories simply need to be experienced in person.

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Galižana, Vodnjan	PROPERTY ID	3406
PRICE	471,200 €	TYPE	House
AREA	121 m²	GARDEN AREA	215 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Garage
- Access road
- Terrace
- Balcony
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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