ID: 3564

EXCLUSIVE SALE OF AN ATTRACTIVE HOUSE WITH SEA VIEW

Barbariga, Vodnjan

335,000 €
2,965 €/m²







Vodnjan is a historic Istrian town known for its well-preserved architecture, narrow stone streets and long tradition of producing premium olive oil. It is located in the immediate vicinity of Pula, Fažana and Brijuni National Park, making it an attractive location for living, holidays and real estate investment.

EXCLUSIVELY OFFERED BY FAMILY NEKRETNINE!

In Barbariga, in a pleasant and peaceful location, an attractive terraced house with a total area of 113 m² is for sale, positioned in the middle of the row. The house is designed as a single-

storey property and consists of three bedrooms, a spacious living room connected to the dining area, a separate and functionally integrated kitchen, a bathroom, an additional guest toilet and two storage rooms. The living room provides direct access to a spacious covered ground-floor terrace, which is additionally enclosed with glass panels, allowing comfortable use of the space throughout most of the year. The terrace offers an outdoor dining area as well as a designated food preparation area with an outdoor barbecue, granite-covered worktop, outdoor water tap and electricity connection.

The interior is characterized by high ceilings, further enhancing the feeling of spaciousness and airiness. The floors are finished with a combination of parquet and ceramic tiles, while quality PVC joinery with double glazing and seven-chamber profiles contributes to excellent thermal and acoustic insulation. For heating and a pleasant atmosphere during the colder months, the house is equipped with a wood-burning stove clad in granite, while the bedrooms and bathroom feature Norwegian electric radiators. Each room is equipped with its own air-conditioning unit, and all rooms are fitted with decentralized ventilation units for continuous air exchange and the reduction of moisture build-up.

The property is additionally equipped with a video surveillance system and includes two parking spaces. The house has a south-west orientation, while a particular highlight is the spacious roof terrace offering views of the sea and surrounding greenery. The terrace is fully paved with ceramic tiles and accessed via stone stairs, while concrete pillars and railings along its perimeter give the space a distinctive Mediterranean character. There is an outdoor shower on the roof terrace, as well as an additional outdoor shower located beneath the staircase. Thanks to its south-west orientation, the terrace enjoys plenty of sunlight and pleasant views of the sea and greenery.

Thanks to its functional layout, generous outdoor spaces, roof terrace with sea views, three bedrooms and proximity to the sea, this property represents an excellent choice for a family holiday home, year-round living or tourist rental, with the potential for a quick return on investment.

FOR ALL FURTHER INFORMATION, PLEASE CALL:

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Summary

LOCATION	Barbariga, Vodnjan	PROPERTY ID	3564
	335,000 €		House

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PRICE		TYPE	
AREA	113 m²	GARDEN AREA	75 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Very good, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent	ROOF	Channels, Concrete
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Pantry
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

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