



SALE OF A LEGALIZED RESIDENTIAL BUILDING ON A SPACIOUS PLOT

 Rovinj

 **135,000 €**
1,274 €/m²



Istria County is considered one of the most desirable regions for living, offering numerous natural beauties complemented by a warm Mediterranean climate and a pleasant lifestyle. Located on the western coast of the Istrian Peninsula, Rovinj is one of the most famous and attractive towns in Istria, known for its rich cultural heritage, historic old town and unique Mediterranean atmosphere.

Not far from the centre of Rovinj, in a peaceful location surrounded by nature, there is a legalized single-storey house designated for residential use, with a total area of 106 m². The property has been legalized and provides a good basis for future renovation according to the



wishes and needs of the new owner. The house requires renovation, allowing the future owner to refurbish and adapt the space to their own style, lifestyle or intended use. Thanks to its residential designation and the existing legalized building, the property offers interesting potential for buyers looking for a house to renovate in the Rovinj area, with the additional value of a large plot of land.

The single-storey house is situated on a spacious agricultural plot with a total area of 26,428 m². The land has a regular shape, the terrain is gently terraced, and the entire plot is enclosed by a traditional dry-stone wall, further emphasizing the authentic Istrian character of the property. A well-maintained access road leads to the property, ensuring easy access to both the house and the land. Thanks to its large surface area, regular shape and gently terraced configuration, the land offers numerous possibilities for various agricultural purposes. The dry-stone wall enclosure and good access additionally contribute to its functionality and practical use.

This property represents an interesting opportunity for buyers primarily looking for a legalized residential building requiring renovation, together with a large plot of land in the Rovinj area. The combination of a legalized single-storey house, spacious land, peaceful location, gently terraced terrain, dry-stone walls and good access makes this property particularly suitable for long-term use or investment.

FOR ALL FURTHER INFORMATION, PLEASE CALL:

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Summary

LOCATION	Rovinj	PROPERTY ID	3567
PRICE	135,000 €	TYPE	House
AREA	106 m ²	GARDEN AREA	26,428 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	1	BEDROOMS	1
BATHROOMS	-	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	None



WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	There is none	ROOF	Salonit
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Access road
- Yard

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