



## „Stony“ – ready to shine like a Motovun movie star

220.000 €

1.833 €/m<sup>2</sup>

House for renovation on a quiet hill near Motovun.

This stone house for renovation has approximately 120 m<sup>2</sup> and was built on a plot of 2080 m<sup>2</sup>, of which 705 m<sup>2</sup> is a construction area. Sitting on a hilltop with a slight slope and looking over the nearby hills, this house offers you a magnificent view of the surrounding greenery.

It is estimated that the house was built in the second half of the 19th century and renovated at the beginning of the 20th. Due to unprofessional works and heavy rains, it is currently semi-ruined. However, do not be intimidated! If you feel brave enough to tackle this renovation, we truly believe that you will enjoy your later stay in this old and secluded stone house. You will fall in love with the view of Motovun and nearby hills!

The backyard extends all the way to the newly paved road and includes electricity and water connection. You will have to build your own septic tank, because there is no sewage system in the area yet.

The nearest beach and marina are in Novigrad, 30 km away from the property. Services like the shop, pharmacy and coffee bar are 3 km away, while there are 18 km to the nearest supermarket. Restaurants Fakin, Konoba Mondo and Pod Napun are within a radius of 8 km. Pula Airport is 71 km away, airport in Venice 209 km and the nearest highway exit is 25 km away.

Distance from the cities: Pula 73 km, Rovinj 52 km, Poreč 36 km, Zagreb 228 km, Vienna 514 km and Munich 532 km.

If you wish to admire the view of nature every single day, feel free to contact us! Call us at +385(0)1900688 and schedule your tour of the property or send us an inquiry: [info@maris.hr](mailto:info@maris.hr)

## Summary

Location	Oprtalj	Property ID	2352
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Price	220.000 €	Type	house
Area	120 m²	Land area	2.080 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.833 €	Tax	3%
Energy certificate	-	Subtype	detached, family house

## Distances

Center	3 km
Near a bigger city	6 km
Pula airport	71 km
Store	3 km
Venezia airport	209 km
Restaurant	3 km
Sea	30 km

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