



A house with a view of the sea and the charm of the old town

200.000 €

1.053 €/m²

Tucked away in one of those narrow streets of the town of Vodnjan, invite yourself to the terrace and rest your eyes with the view of the sea and greenery.

Of the total 190 m², this house is divided into 2 floors into a day and a night part.

On the ground floor, the kitchen with the dining room invites you to rich lunches, spacious enough to prepare homemade cakes and desserts with children, in a family atmosphere. Take a break from your daily duties during the week in the spacious living room. In the summer, refresh yourself comfortably with the air conditioner, and in the winter, warm yourself with hot cocoa, while you are warmed by the fire from the fireplace.

Wondering what about the night part?

If you go up the external staircase to the first floor, you will find 4 spacious bedrooms. Rooms where each child can spend time playing in their own room, and you can also comfortably accommodate guests.

The rooms are made for sweet dreams because the house is located in a very quiet part of the town.

You will not remain indifferent when you wake up in the morning and decide to drink your first coffee on the terrace overlooking the sea. And a successful start to the day can begin!

Parking is always a problem, but not here. Opposite the house, there are 2 garage spaces! And everything is fenced off for extra security. Small things make a difference, including the fact that your car won't be hot in the summer when you want to go to the beach after lunch, nor will the windows be frozen in the winter.

This house in the heart of Vodnjan needs partial renovation. But don't let that discourage you.

You have more space to express your creativity and adapt this future home to all your needs!

So if you decided to find summer refreshments on one of the beaches, [the nearest beach](#) is only a 10-minute drive away. As an excellent boat trip, we recommend Brijune National Park, which departs from the port in [Fažana](#).

The nearest [supermarket](#) is only 200 m from the house, the Vodnjanka restaurant 600 m, and there are also many family farms in the vicinity, where you can buy products of domestic production and top quality.

Summary

Location	Vodnjan	Property ID	2462
Price	200.000 €	Type	house
Area	190 m²	Land area	251 m²
Bedrooms	4	Bathrooms	2
Parking spaces	1	Parking spaces (garage)	2
Floor	ground floor	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.053 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house

Distances

Center	300 m
Sea	6 km
Near a bigger city	11 km
Pula airport	14 km
School	600 m
Store	200 m
Venezia airport	260 km
Restaurant	750 m
Transportation	250 m

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