



A rarity on the market !!! House, 20 m from the sea surrounded by greenery, 6 km from Fažana is for sale

160.000 €

1.356 €/m²

A detached vacation house is for sale. Situated in a quiet location, this house is embedded in an oak forest, just 20 m from the sea, right between Peroj and Barbariga, next to the rare sandy and pebble beaches. The house surface is 118 sqm and it is located on a well-maintained fenced parcel of 592 sqm. The house has a beautiful garden with evergreens, situated at the end of a dead-end street and overlooking the sea. The property consists of 2 structures. The main building has 2 bedrooms, living room, outdoor kitchen, toilet and spacious covered terrace. The terrace has a small summer kitchen, with a big wood and gas barbecue. Next to the property entrance there is a smaller building, currently used as a guest room and a wooden tool room. There is also a trailer with 4 beds, bathroom, kitchen and dining room placed on the property. The house was built in 2008, but was legalized in 2013. It is built of prefabricated structures with thermal insulation and exterior done with plaster. The house has a 4000 l water tank, while the electricity is generated using solar energy (400 W). LED lighting is installed. The house is connected to a watertight septic tank with two chambers. The place can be heated using a wood-burning stove. The rooms have ceramic tile or laminate floors, the doors are wooden and the windows are made of PVC. All the furniture and house appliances are included in the selling price. A macadam road leads to the house, 500 m away from the main road Peroj – Barbariga.

There is a parking lot for one or more vehicles. Except for the two previously legalized structures, no additional building possibilities are currently allowed. Thus, the parcel in front of the land facing the sea is not meant for construction, so the owners will always be able to enjoy the sea view. The property has all the necessary documentation prepared, and is currently in phase of land parcelling because it is currently in co-ownership with surrounding parcels.

The shop and restaurants in Barbariga are 2 km away, while the first bigger destination – Peroj, near Fažana is 6 km away from the property. The connection to the highway Vodnjan can be reached after only 10 min drive. and Pula airport is 20 km away. EU citizens can easily get the ownership rights for the real estate.

Summary

Location	Vodnjan	Property ID	1913
Price	160.000 €	Type	house
Area	118 m ²	Land area	592 m ²
Bedrooms	4	Bathrooms	1
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Co-ownership	Owner	Private owner
Price/m ²	1.356 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house, ground-floor house

Distances

Center	2 km
Sea	20 m
Pula airport	20 km
School	4 km
Venezia airport	280 km
Transportation	2 km
Store	2 km

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