



In the center of Vodnjan is a stone house with garden

80.000 €

667 €/m²

Stone house situated in Forno Grande Street, right at the centre of Vodnjan is for sale. This property has several parts: buildings and yard of 690 sqm. The main building consists of ground floor, first floor and the attic and it is situated on the south-west of the property. The property has two entrances. Just a few minutes walk away from the main town square you get to the Forno Grande Street, where, from the north side, you can enter the main gate. You can also get to the property by car, from the other entrance situated at the south side. In 2012. former owners started reconstruction and renovating the house, but the new owners made a new conceptual design, which can be found in the attachment. The buildings are estimated to be 300 years old. They are built in the traditional Istrian style, in stone, with wooden construction between floors and wooden eaves roof frame, covered with half-round tiles.

The house walls are in stone, cleaned, grouted and partly plastered. The ceilings are built as a replica of the existing ones, with beams and soffit made of boards and ceramics. . the joinery is handmade in traditional style, while the windows are wooden and with IZO-glass. The doors are made of full wood with hand forged fittings. The shutters are made of larch tree and metal.

The garden stretches out from the ground floor, it is irregularly shaped and planted with fruit trees. The fence is made of drystone wall, but it should be partly renovated.

The parking lot at the south side is predicted for more than one car. In the garden there is a big summer kitchen – covered terrace, and the new above mentioned conceptual design predicts also a barbecue and wood-fired oven.

The property has electricity and water connections and there is also a possibility of connection to the city sewage.

Several town squares are nearby the property. For example, the main town square with its gothic-venetian, renaissance and baroque palaces, where the Town House and Italian Community are situated. Then there are Bettica Palace, St. Blaž cathedral and the highest bell tower in Istria, square with local market and and fish market. as well as several coffee shops. stores. sports facilities. school and kindergaarten.

The town of Vodnjan is situated on the main road Rijeka – Pazin – Pula, just 10 km from Pula, 20 km from the airport and 5 km from the sea, just on the way to Peroj and Fažana, where the nearest sea connection is with National park Brijuni.

Summary

Location	Vodnjan	Property ID	2031
Price	80.000 €	Type	house
Area	120 m²	Land area	690 m²
Bedrooms	3	Bathrooms	-
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	667 €	Real estate transfer tax	4%
Energy certificate	Not obligatory	Subtype	family house, semidetached

Distances

Transportation	400 m
Center	200 m
Near a bigger city	10 km
Park	400 m
Pula airport	13 km
School	400 m
Store	200 m
Sea	6 km
Venezia airport	262 km

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