



Mini stone house with attitude near Vodnjan

115.000 €

1.353 €/m²

Beautifully renovated autochthonous stone house of 85 sqm with a yard of 94 sqm, in a small Istrian village, only 15 km from Fazana and the first beaches. This idyllic house was built at the beginning of the twentieth century and was thoroughly renovated in 2011. It is located only 10 km from the medieval town of Vodnjan in which are shops, restaurants, schools, kindergarten and ambulance.

The house consists of ground floor and high attic with one bedroom with carefully selected interior and one bathroom. It is special because of the excellent spatial organization of interior and exterior. The entire interior is uniquely decorated and carefully selected to a tiny detail.

On the ground floor of 38 sqm is a kitchen with a large oak table, spacious dining room and bathroom. On the first floor of 47 sqm is a beautiful open space living room, which can also be an additional bedroom. Above the bedroom is the attic that serves as a storage room.

The whole house is equipped with carefully selected high quality and unique furniture. Part of the antiquity was used in shaping the details by looking at the surface of the walls and thus creating a visual depth and space fluidity.

The floors in the house are made of polished concrete while the joinery is aluminium / plastic.

During the adaptation, it was respected the native Istrian style, not deviating from the Mediterranean architectural solutions. Natural materials such as stone, wood as well as old stone walls were mostly used. All substructures, as well as roofs, are made of concrete, and old wooden beams and bricks are used as decorations emphasizing the rusticity of the environment.

Heating is through a wood stove that very easily warms up the entire space. Electric radiators are used as an additional source of heating.

For beautiful sunny days, it is idyllic to spend the night in the yard surrounded by stonewalls.

On the first floor is an eastern-oriented terrace with access to a spacious land used by the owners of the house, but it is in ownership of the state. There is also the possibility of buying around 2700 sqm of state land.

The property does not have its own parking space, but the street used by only a few locals has enough parking space for more vehicles. The house is in excellent condition and ready for new owners.

Summary

Location	Vodnjan	Property ID	2117
Price	115.000 €	Type	house

Area	85 m²	Land area	94 m²
Bedrooms	1	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.353 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	family house, house in row

Distances

Center	2 km
Near a bigger city	20 km
Pula airport	20 km
Store	2 km
Venezia airport	265 km
Sea	18 km
School	2 km
Transportation	3 km

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