

# Authentic Stone Haven in the Heart of Vodnjan

**170.000 €**
**1.189 €/m²**

Serenity in Every Stone
Nestled in the heritage-rich streets of Vodnjan lies a home that beautifully encapsulates the town's historic charm while catering to the comforts of contemporary living. Every inch of this traditional residence tells a tale - from its preserved stone walls and flooring to the exposed beams that hint at its Venetian Gothic lineage. Each corner of this house is infused with tranquility, reminiscent of a bygone era.

Delight in Vodnjan Living
Start your day with the aroma of freshly brewed coffee at the nearby town square. Embrace the local flavors with produce procured from Vodnjan artisans, either creating a feast in your homely kitchen or indulging in a nearby eatery. And as the sun sets, the shimmering beaches of Fažana extend an open invitation.
The Chiavalon family, based right here in Vodnjan, has etched its name on the world map, producing olive oil that has garnered top ratings and international acclaim. Wander to other landmarks like the hallowed St. Blaise's Church, with its historic mummies, or seek solace in the lush Brijuni National Park. Local festivals further breathe life into the town, ensuring its spirit is ever vibrant.

Historic Design Enhanced by Modern Conveniences
Parking in the old town can be a challenge, but not for this residence. Its dedicated parking space ensures peace of mind in the bustling town. A step into the backyard reveals the enchanting kiwi pergola, casting dappled shadows against the backdrop of the ancient stone water tank known as "Šterna". On the ground floor, a space awaits your vision – transforming it into a cozy tavern, where stories are shared by the warmth of the fireplace, or converting it into a quaint apartment or an office reflecting Vodnjan's character.

## Summary

| | | | |
|---|---|---|---|
| Location | Vodnjan | Property ID | 2504 |
| Price | 170.000 € | Type | house |

| | | | |
|---|---|---|---|
| Area | 143 m² | Land area | 116 m² |
| Bedrooms | 3 | Bathrooms | 3 |
| Parking spaces | 10 | Parking spaces (garage) | - |
| Floor | - | Orientation | Northwest |
| Ownership type | Co-ownership | Owner | Private owner |
| Price/m² | 1.189 € | Real estate transfer tax | 3% |
| Energy certificate | - | Subtype | house in row |

## Distances

| | |
|---|---|
| Sea | 6.9 km |
| Restaurant | 1.1 km |
| Venezia airport | 260 m |
| Pula airport | 13.5 km |
| Pula | 11.6 km |
| Rovinj | 25.9 km |
| Kindergarten | 400 m |
| School | 138 m |

View original listing


PULA
NATIONAL PARK BRIJUNI
7 KM





