

# Single-family house surrounded by a vineyard near Motovun

399.000 €
5.320 €/m$^2$

Ideal location

Imagine relaxing in the hot tub, watching the sunrise with a panoramic view of the forests and vineyards with altitude. The smell of Mediterranean herbs intoxicates you, and the calm, quiet and serene environment soothes your body and soul. In this corner of Istria, you have everything you need for a comfortable life away from all worries and problems - this is your paradise occupied by the sun.

A family oasis of peace

An ideal-sized interior on one floor, a luxurious plot with abundant greenery, as many as four parking spaces. This one-story house is perfect for a small family or retirees who are looking for their own place under the Istrian sun, especially if they come with pets who like to run outdoors. Raise the quality of your life - the key lies in the center of Istria!

For living and earning

The property also comes with a rental permit, so if you want to take advantage of the opportunity to make money, you won't have any difficulties. Moreover, you are guaranteed up to 20,000 euros in gross returns. The spacious lot comes like a canvas on which you can paint your story - whether you're going to add a pool, a sauna or some other structure, this property invites you to make your dreams come true.

Features of the property

- Two bedrooms and two bathrooms.
- House size 75 m2, plot size 1578 m2.
- Only 20 km away from Poreč and 7 km away from Motovun.
- An area full of top gastronomy, excellent wineries and products from local OPGs.
- Proximity to various cultural and sports facilities.
- An area rich in history and tradition, visible at every step.

## Summary

| | | | |
|---|---|---|---|
| Location | Karojba | Property ID | 2514 |
| Price | 399.000 € | Type | house |
| Area | 75 m² | Land area | 1.578 m² |
| Bedrooms | 2 | Bathrooms | 2 |
| Parking spaces | 4 | Parking spaces (garage) | - |
| Floor | ground floor house | Orientation | North |
| Ownership type | Ownership 1/1 | Owner | Private owner |
| Price/m² | 5.320 € | Real estate transfer tax | 3% |
| Energy certificate | A | Subtype | detached, family house, ground-floor house |

## Distances

| | |
|---|---|
| Sea | 20 km |
| Restaurant | 2.0 km |
| Market | 8 km |
| Transportation | 650 m |
| Store | 2 km |
| Motovun | 7 km |
| Poreč | 20 m |
| Rovinj | 40 km |
| Pula airport | 60 km |
| Venezia airport | 230 km |
| Rijeka airport | 98 km |
| Vienna | 520 km |
| Ljubljana | 168 km |
| München | 540 km |

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