

Charming Stone House Just 30m from the Sea – Novigrad Gem

385.000 €
7.404 €/m^2

You walk through the charming Istrian towns, explore the easy labyrinths of their stone streets, admire the rich history witnessed by their centers and of course - the thought crosses your mind: how ideal would it be to live here, right? But it is hard to find a house in the strict center of the city, but one can always hope.

And then the hope comes true: meet the stone house in Novigrad that will fulfill all your visions and wishes!

Preserved tradition and charm

This stone house has been completely restored, but with every step care was taken to preserve its rich story. That is why classic materials such as stone and lime plaster were used in the restoration. That's why its interior is rustically furnished (and comes fully furnished), yet it provides you with everything you need for a modern lifestyle.

Ideal position

Step out of the yard onto a path about 30 meters long and you are already on the beach, and only a few steps away from the city center. We know what you must have thought: where are we going with the cars? Although this is the main problem for houses in the very center, here the parking is only 100 meters away, but you can always get to the house by car to deliver things.

Story of the past for success in the future

Whether you are looking for a house for yourself or want to rent it, this is a wise and correct decision. Why? Because such properties will always hold a high price that can only increase, so if one day you decide to sell, you will make good money. And if you want to rent it, keep in mind that you can expect income of up to 15,000 euros per year!

Features of the property

- In the yard there is a small studio apartment for additional guest accommodation.
- The yard is oriented to the north, which means that you will have natural shade during the summer heat.

- Close to a rich historical and gastronomic offer (we recommend visiting the Čok tavern).
- Underfloor heating in the bathrooms; the rest of the house is equipped with air conditioning.
- PVC joinery, skylights are equipped with electric blinds.
- Complete infrastructure: electricity, water, sewage, asphalt driveway, internet connection.

Summary

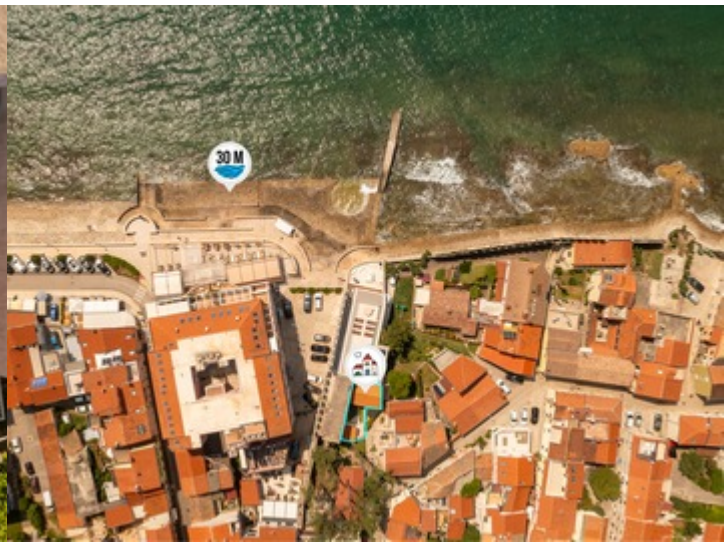
Location	Novigrad	Property ID	2540
Price	385.000 €	Type	house
Area	52 m²	Land area	70 m²
Bedrooms	2	Bathrooms	2
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	East
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	7.404 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	family house, house in row

Distances

Sea	30 m
Store	180 m
Park	230 m
Restaurant	350 m
Center	450 m
Sport facilities	700 m
Transportation	850 m
Motovun	28.9 km
Poreč	19.5 km
Ljubljana	141 km
München	541 km
Pula airport	65 km
Trst airport	10.1 km
Rijeka airport	119 km
Venezia airport	210 km

View original listing




30 M


30 M

