



For sale unique former country estate on 3,2 ha untouched nature

250.000 €

1.437 €/m²

We sell an old "Istrian Villa" near Vodnjan, less than 30 minutes drive from Pula. The sea and beaches are 11 km away. The property consists of a stone house 174 m² for renovation surrounded by 3.2 hectares of untouched nature (32,000 square meters).

The maximum height of the building is B + GF + 1 (basement + ground floor + 1st floor). No additional construction is possible on the remaining land.

This is the perfect place for country estate or agrotourism.

The asphalt road is 1000 m. There is a possibility of a connection to the water and a power distance of 1000 m.

Summary

Location	Vodnjan	Property ID	1726
Price	250.000 €	Type	house
Area	174 m ²	Land area	32.000 m ²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	-
Price/m ²	1.437 €	Real estate transfer tax	3%

Energy certificate	-	Subtype	detached, rural properties
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Distances

Transportation	1000 m
Sea	11 km
Near a bigger city	4 km
Pula airport	15 km
School	4 km
Store	4 km
Trst airport	13 km
Center	1000 m
Park	4 km
Rijeka airport	130 km
Venezia airport	260 km

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