

## HABITO

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<b>Code :</b>	01424
<b>Location :</b>	Oprtalj
<b>Building size :</b>	200 m2
<b>Lot size :</b>	1694 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	30000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	0
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Basement :</b>	Yes

Price : 250.000 €

Discover a unique stone house for sale in Istria, offering approximately 200 m<sup>2</sup> across three floors on a generous 1640 m<sup>2</sup> plot. This property for renovation in Istria provides an exceptional opportunity for independent new building construction, making it perfect for investment or a dream family home. Despite needing complete renovation, its potential is immense. Experience one of the best panoramic views in Istria, overlooking picturesque Motovun, surrounded by endless olive groves and vineyards. Enjoy total privacy and peace in this secluded location. Additional building and agricultural land is available for purchase nearby. Don't miss this truly unique property in Croatia

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.