

HABITO

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Code :	01452
Location :	Motovun
Building size :	190 m ²
Lot size :	260 m ²
Distance from center :	5000 m
Distance from sea :	29000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	2
Year of construction :	1968
Year of last adaptation :	2024
Energy efficiency :	Not specified
Parking lot :	Yes

Price : 550.000 €

Discover the perfect blend of Istrian tradition and modern design! This completely renovated stone house (2024) is located in a quiet location just a few minutes' drive from Motovun, offering breathtaking panoramic views.

Key property features:

Area: 190 m² of living space, divided into two separate units.

Warmth of home: The living room features a wood-burning stove that provides the perfect atmosphere during the winter months, with underfloor heating in the kitchen and bathrooms and air conditioning.

Ground floor: Guest apartment (kitchen, living room, bedroom and bathroom) + authentic tavern/workshop with its own entrance.

First floor and attic: Large two-story apartment with a covered terrace, panoramic views of Motovun, two bedrooms, bathroom, kitchen, laundry room, guest toilet, dining room and living room.

Swimming pool: A relaxation area is planned on the 260 m² plot. The owners have a ready-made offer from a company for the construction of a swimming pool, which allows the future buyer to start work quickly and easily.

Surrounded by nature, silence and numerous trails for exploration, this house represents a superb investment for a tourist rental or an ideal place for a peaceful life in the heart of Istria.

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.