



<b>Code :</b>	02105
<b>Location :</b>	Grožnjan
<b>Building size :</b>	110 m2
<b>Lot size :</b>	770 m2
<b>Distance from city :</b>	1000 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	0
<b>Number of bathrooms / WC :</b>	1 / 0
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Depository :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 260.000 €

K290

Exclusively offered by the agency

Fairytale house for renovation with sea view – Grožnjan

In the heart of the idyllic Istrian landscape, near the famous Grožnjan – the city of art, wine and tradition – is this house with incredible potential.

Located in a picturesque old town, the house offers a magical view of the sea, vineyards and olive groves. The property consists of a house for renovation and a plot of land with a total area of

770 m<sup>2</sup>, on which the house is located, ideal for creating your own oasis.

As a special bonus, the house comes with an additional 4891 m<sup>2</sup> of forests and arable land – perfect for nature lovers, self-sustainable living or agrotourism.

Key advantages:

opportunity to adapt according to your own vision

View of the sea and the surrounding landscape

Total land area: 5661 m<sup>2</sup>

Proximity to Grožnjan, Motovun, wine roads and cultural events

Ideal for creating a family home, holiday home or investment project with soul.

Don't miss this rare opportunity - fairytale Istria awaits you!