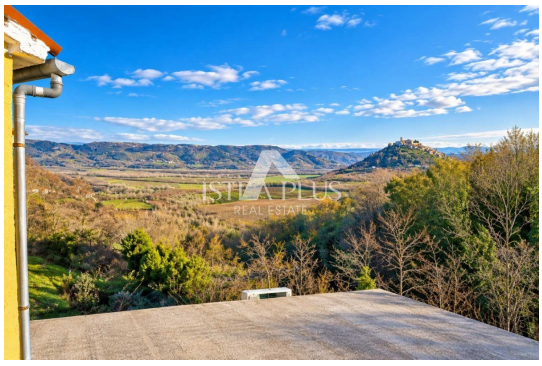
ISTRA PLUS REAL ESTATE
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Code :	02278
Location :	Motovun
Building size :	200 m2
Lot size :	1888 m2
Distance from city :	1000 m
Distance from sea :	30000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	1 / 0
Energy efficiency :	Not specified
Garage :	Yes
Heating - Electricity :	Yes
Depository :	Yes

Price : 190.000 €

K369

House near Motovun with a beautiful view and a large 1,888 m² plot

Located just 1 km from Motovun in a quiet, private setting surrounded by greenery and nature, this spacious semi-detached house offers a stunning, unobstructed view of Motovun, the vineyards, and the Istrian landscape.

The property's location is ideal for those seeking peace, privacy, and an authentic Istrian atmosphere, while still wanting to be close to Motovun and all its amenities.

The house comprises approximately 200 m² of living and auxiliary space, featuring four rooms, a bathroom, a kitchen, and other ancillary areas. It is move-in ready and can be used immediately, yet it also offers numerous possibilities for further renovation and customization to suit the future owner's preferences.

The lower level of the house includes a large storage room, a spacious cellar, and a garage, providing ample space for storage, hobbies, a wine cellar, or other uses. Adjacent to the house is a large terrace that could be further enhanced to create a pleasant area for relaxing, socializing, and enjoying the beautiful natural surroundings.

Outdoor parking is available for multiple vehicles, while the spacious and diverse grounds further highlight the property's unique appeal. The land is terraced and features green areas and woodland, creating a sense of privacy and complete tranquility. A special feature is the small stream that flows through part of the property, further enriching the natural setting.

Thanks to its location, size, grounds, and potential for further development, this

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property offers an attractive opportunity for family living, a holiday home, or tourism-related use. The view of Motovun, the surrounding vineyards, and the nature enveloping the entire estate create a truly special atmosphere.
PRICE: €190,000

ADDITIONALLY, a 697 m² building plot immediately adjacent to the house can be purchased for an extra charge;
in that case, the total price would be €330,000.