



Code :	02282
Location :	Motovun
Building size :	100 m2
Lot size :	130 m2
Distance from city :	2500 m
Distance from sea :	30000 m
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 0
Year of last adaptation :	2024
Energy efficiency :	Not specified
Heating - Electricity :	Yes
Current implemented :	Yes
Conducted water :	Yes

Price : 150.000 €

K370

Authentic Istrian stone house with a stunning view of Motovun!!

Situated in one of those special locations where Istrian nature, stone, vineyards, and medieval Motovun blend into a unique vista, this authentic Istrian stone house offers the opportunity to create a personal home or a holiday retreat.

The house spans two floors with a current total area of

approximately 100 m², and its greatest potential lies in the possibilities for renovation and customization to suit individual preferences.

The upper floor features a fully habitable living space of about 50 m², functionally laid out with two bedrooms, a kitchen with a dining area, a living room, and a bathroom.

The ground floor, also covering approximately 50 m², is currently in the "roh-bau" (unfinished shell) stage, offering great potential for creative design. Existing plans allow for opening up the space and expanding the total area to roughly 120 m², creating significant extra room for an additional living unit, a spacious living area, a wellness zone, a traditional tavern (*konoba*), or other amenities, depending on the future owner's needs.

The property includes a garden area of

about 130 m², offering various landscaping possibilities—from creating a private garden and social area to adding a terrace or a swimming pool.



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

The house is surrounded by greenery, peace, and nature, while numerous famous Istrian wineries and amenities typical of this region are located in the immediate vicinity. Motovun, with its unique historic center, is within easy reach; this lends the property a special character, making it ideal for those seeking an authentic Istrian atmosphere—far from the hustle and bustle, yet close to one of Istria's most iconic locations.

A project and visualizations for the future layout already exist, offering the future owner a clear vision of the space's transformation potential and simplifying renovation planning.

An added feature is the option to purchase an adjacent plot of land—currently occupied by a garage—for an additional fee.

This offers the possibility of further expanding the property and creating an even more functional layout.

This is an opportunity to create an authentic Istrian story in a setting where the house offers views of Motovun, surrounded by nature, vineyards, wineries, and the distinctive landscapes of inland Istria.