



Code :	00133
Location :	Motovun
Building size :	280 m2
Lot size :	580 m2
Distance from sea :	20000 m
Number of levels :	3
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Terrace :	Yes
Furnished :	Yes
Year of adaptation :	2024
Energy class :	under development

Old rice : 490.000 €

New price : 465.000 €

In the very heart of fairytale-like Motovun, we are offering for sale a charming house with a total area of 280 m², spread across the ground floor, first floor, and part of the basement. Located in one of the most desirable areas in Istria, this property offers a unique blend of historical charm and modern functionality.

The house was completely renovated in 2024 and is being sold fully furnished, making it move-in ready or ideal for immediate use as a rental property without additional investment.

In the basement, there are two additional storage rooms, perfect for keeping personal items or transforming into a wine cellar. The ground floor features a spacious area currently repurposed as a commercial space, along with a restroom and bathroom - providing great potential for combining residential and business use.

The first floor serves as the main living area and includes a living room, kitchen with dining area, three bedrooms, a walk-in closet, laundry room, bathroom, additional storage, and a large terrace. The terrace offers a spectacular, open view of the Mirna River valley, the surrounding hills, and, in the distance - the sea. It's the perfect spot for relaxing, dining, or enjoying the magical Istrian sunsets.



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This property is ideal as a family home, but also a great investment for tourism or a combination of living and business purposes.

For more information and a viewing, feel free to contact us. Don't miss the opportunity to own a home in one of the most beautiful locations in Istria!