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| <b>Code :</b>                          | 00141             |
| <b>Location :</b>                      | Brtonigla         |
| <b>Building size :</b>                 | 84 m2             |
| <b>Distance from sea :</b>             | 6000 m            |
| <b>Number of levels :</b>              | 2                 |
| <b>Number of floors :</b>              | 1                 |
| <b>Number of rooms :</b>               | 2                 |
| <b>Seaview :</b>                       | Yes               |
| <b>Parking :</b>                       | Yes               |
| <b>Additional building potential :</b> | Yes               |
| <b>Energy class :</b>                  | under development |

Old rice : 95.000 €

**New price : 80.000 €**

Located in the very center of charming Brtonigla, this authentic Istrian stone house of 84 m<sup>2</sup> is currently arranged as a tavern and offers great potential for further development. Its position is excellent – with direct access from the main road, it is easily reachable and well connected.

While currently serving as a tavern, the property offers many possibilities for transformation – there is the possibility of adding one more floor, allowing for additional living space tailored to your own needs and vision, whether for permanent residence or a vacation home.

Water and electricity connections are located right in front of the property, making any future renovation or construction significantly easier. Brtonigla is a small but fully equipped village, offering everything needed for daily life – restaurants, shops, cafés, a bakery, pharmacy, and a bank – all wrapped in the peaceful and authentic charm of inland Istria.

And when you're in the mood for the sea, beaches, or a livelier atmosphere, Novigrad is just 9 km away, with its beautiful coastline, seaside promenades, and a vibrant summer vibe.

A great opportunity for anyone looking for a character-filled property with upgrade potential – ideal for living, holiday use, or long-term investment.