



Code :	00194
Location :	Motovun
Building size :	120 m2
Lot size :	71 m2
Number of levels :	4
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Air conditioning :	Yes
Terrace :	Yes
Year of adaptation :	2000
Energy class :	under development

Price : 397.000 €

Located in the heart of Istria, within the historic core of the medieval town of Motovun, this exceptional stone house with a cascading garden offers breathtaking panoramic views over the Mirna River Valley.

The property carries a rich historical story and is believed to have once served as a customs house. During restoration works, Venetian coins were discovered, providing valuable evidence of its long and fascinating past. Over the decades, the house has been carefully restored under the supervision of the Cultural Heritage Conservation Institute, preserving its authentic character and valuable architectural features.

In the early 1980s, the terraces and basement areas were structurally renovated, and a reinforced concrete intermediate floor system (FERT system) was installed. During an extensive renovation in 1993, both the exterior and interior of the house were fully restored, a new roof was installed, all electrical, water, and telephone installations were replaced, ventilation systems were added, and a new chimney was constructed. Further investments continued in later years: between 2011 and 2015 the bathrooms were renovated, while in 2020 the stone garden walls were built, further enhancing the beauty and functionality of the cascading garden.

The house is arranged over four levels: basement/lower ground floor, ground floor, first floor, and attic. The ground floor features a kitchen with a dining area and living space. The first floor includes a living room, bathroom, storage room, and direct access to the garden. The attic comprises two bedrooms and an additional bathroom. The residential area, excluding the garden, measures approximately 120 m², while terraces on both the northern and southern sides further enrich the property. The main advantage of this property is its rare and highly

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valuable cascading garden located within the historic old town of Motovun. Positioned along the edge of the green areas inside the town walls, it offers privacy, tranquility, and unobstructed views of the Mirna Valley, creating a unique atmosphere rarely found in the historic centers of Istrian hilltop towns.

The lower ground floor includes a 28 m² storage space with direct street access through a covered entrance. Thanks to its separate entrance, this area offers excellent potential for conversion into an apartment, gallery, artist's studio, or small business premises. This property represents a rare opportunity to acquire an authentic Motovun house with history, a private garden, and spectacular views, making it ideal for peaceful living, an exclusive holiday retreat, or a tourism investment. Motovun is one of the most sought-after destinations in Istria throughout the year, renowned for its rich cultural heritage, outstanding gastronomy, and unique atmosphere, further supporting the long-term value of this exceptional property.