



Code :	00196
Location :	Motovun
Building size :	178 m2
Lot size :	300 m2
Distance from center :	100 m
Distance from sea :	27000 m
Number of levels :	4
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	3
Air conditioning :	Yes
Terrace :	Yes
Underfloor heating :	Yes
Year of adaptation :	2025
Energy class :	under development

Price : 480.000 €

Located in the very heart of the historic old town of Motovun, this authentic Istrian stone house has already undergone the majority of its renovation, offering the future owner the opportunity to complete the final details according to their own taste and needs. The renovation was carried out between 2020 and 2025, with particular attention paid to quality craftsmanship, structural stability, and long-term durability.

The property offers 159.5 m² of living space, or 176.5 m² including the spacious terrace, and has been designed to function either as a comfortable family home or as an excellent investment for tourist rental. Thanks to its practical layout and the possibility of creating separate entrances, the house can also be arranged as two independent residential units, further increasing its versatility and investment potential.

During the renovation, all electrical and plumbing installations were completely replaced. Extensive excavation works were carried out around the house, and a new reinforced concrete retaining foundation wall was constructed, significantly enhancing the property's structural stability and longevity. On the ground floor, there is a traditional stone cellar (konoba), which can continue to serve its original purpose or be transformed into a welcoming entertainment area, wine cellar, boutique business space, artist's studio, or gallery.

The first floor features a kitchen with a dining area and living room, one bedroom, a bathroom, and access to a spacious terrace—an ideal place to relax and enjoy warm summer evenings.

The second floor comprises two bedrooms, each with its own

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private bathroom, ensuring maximum comfort and privacy for family members or guests.

The attic has been designed as an open-plan space that can be adapted into children's bedrooms, a playroom, a home office, or an additional relaxation area, depending on the future owner's needs.

The house features three modern bathrooms, all equipped with underfloor heating. Every room is fitted with air conditioning for both heating and cooling, ensuring year-round comfort. The living areas are finished with high-quality parquet flooring, creating a warm and elegant atmosphere throughout the home.

Situated in a peaceful location, the property offers privacy and tranquillity while still being within easy walking distance of all the amenities, restaurants, and attractions that Motovun has to offer.

An additional highlight of this property is the possibility of purchasing a garden of approximately 300 m², located just 50 metres from the house. Such outdoor space is exceptionally rare within Motovun's historic centre and offers the perfect opportunity to create a Mediterranean garden, a private relaxation area, or even grow your own fruit and vegetables.

This is an outstanding opportunity for anyone looking to combine authentic Istrian charm with flexible living arrangements and exceptional investment potential, whether as a private residence, holiday home, or tourist rental in one of the most sought-after destinations in inland Istria.