



Code :	00200
Location :	Motovun
Building size :	83 m2
Lot size :	45 m2
Distance from sea :	25000 m
Number of levels :	4
Number of floors :	3
Number of bedrooms :	2
Number of bathrooms :	2
Air conditioning :	Yes
Terrace :	Yes
Furnished :	Yes
Energy class :	under development

Price : 240.000 €

In the very heart of Motovun, one of Istria's most famous and recognizable hilltop towns, lies this charming terraced house arranged over four levels – basement, ground floor, first floor and attic, with each level offering approximately 20 m² of space. The house reflects the character of traditional Istrian architecture, while its layout and location offer excellent potential both as a private residence or holiday home and as a property for tourist rental.

The basement level features a space of approximately 21 m², ideal for creating an authentic wine cellar, gallery or another type of space that would further enhance the unique character of the property.

The ground floor is arranged as a living room of approximately 16 m², accompanied by a WC of around 4 m², bringing the total area of this level to approximately 20 m².

On the first floor, there is a kitchen with dining area covering approximately 20 m², creating a welcoming central space for preparing meals and spending time together.

The attic forms the more private area of the house and includes a bedroom, bathroom and hallway leading to the terrace.

A wood-burning stove provides a warm and inviting atmosphere during the colder months, while air-conditioning units provide both heating and cooling, ensuring comfortable living throughout the year.

A particularly valuable feature of this property is the green terraced garden located behind the house, offering privacy and creating a peaceful oasis for relaxation and spending time with family and friends. Having a private green space within the historic centre of Motovun is a true rarity, making the garden one of the features that clearly sets this property apart from the usual market offering.



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Its authentic Istrian character, four levels, terrace, private garden and location in the historic centre make this house an attractive opportunity for anyone looking for a distinctive second home in Istria or a property with potential for tourist rental.

Properties combining such a location, character and private outdoor space rarely come onto the market. Secure yours in time.