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Location :	Oprtalj
Code :	01540
Building size :	315 m2
Lot size :	4000 m2
Distance from center :	2000 m
Distance from sea :	20000 m
Distance from beach :	20000 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	Yes
Storage room :	No
Floor :	
Number of stories :	2
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	7
Number of bathrooms :	6
Year of construction :	1950
Energy efficiency :	processing

Price :	2.842.500 Kn
Price :	379.000 €

For sale is an authentic Istrian stone house, offering great potential for a tourism project or luxury villa. The property is situated in a peaceful location, just 2 km from Oprtalj and 20 km from the sea. The house has a total area of 315 m² and stands on a spacious plot of 4,000 m², of which 2,000 m² is building land, providing additional possibilities for construction or extension. The building extends over several floors and represents an excellent opportunity for conversion into a luxury villa, holiday home, or tourism project. Surrounded by nature and greenery, it ensures complete privacy and an authentic Istrian atmosphere. The large plot allows for the construction of a swimming pool, additional buildings, olive grove, or the arrangement of a spacious garden.