



Location :	Grožnjan
Code :	05663
Object area :	300.00 m2
Land area :	1480.00 m2
Distance from center :	3000 m
Distance from sea :	10000 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	6
Number of bathrooms :	2
Year of construction :	1890
Additional building potential :	Yes

Price :	3.517.500 Kn
Price :	469.000 €

Charming traditional Istrian estate set on a 1,480 m² plot in a quiet and natural setting near Grožnjan. The property features two authentic stone houses of approximately 160 m² and 140 m², both arranged over ground floor and first floor. Renovation is required, offering excellent potential for a private residence, holiday retreat, or tourist investment. Water and electricity connections are already available on the land. A rare opportunity to create a unique property surrounded by nature and tranquility.