

Alma Dom Nekretnine

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|                      |                       |
|----------------------|-----------------------|
| Reference :          | 30419                 |
| Location :           | Oprtalj, Sveta Lucija |
| Floor area :         | 86 m2                 |
| Plot size :          | 1600 m2               |
| Distance to centre : | 2000 m                |
| Distance to sea :    | 28000 m               |
| Energy rating :      | Not specified         |

**Price : 95.000 €**

For sale is a charming stone house in a row, located in a quiet Istrian hamlet near Oprtalj. The property is set in an authentic rural environment that offers peace, nature, and a true Istrian atmosphere, while also being close to new developments and necessary infrastructure.

The house has 86 m<sup>2</sup> of living space, distributed over two floors (43 m<sup>2</sup> per floor). The building was constructed in 1925 and requires complete renovation, providing the future owner with an excellent opportunity to design a holiday home, weekend retreat, or permanent residence according to their own preferences.

A special advantage of this property is the accompanying land of approximately 1,600 m<sup>2</sup>, ideal for creating a garden, olive grove, orchard, or relaxation and socializing area. Additionally, there is extra land available nearby, approximately 4,000 m<sup>2</sup>, with the possibility of purchase, representing exceptional potential for expansion or investment.

The property includes a parking space and a garden, and is located about 28 km from the sea. The location offers a perfect balance between privacy, nature, and good transport connections.

This stone house is ideal for lovers of Istrian tradition, peace, and nature, as well as for investors seeking a property with significant development potential.

For more information and viewings, please contact:

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