

## UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: [info@universumcroatia.hr](mailto:info@universumcroatia.hr)

web: [universumcroatia.hr](http://universumcroatia.hr)

info: +385 99 214 90 23 | +385 99 214 90 25



<b>Object ID :</b>	2686
<b>Location :</b>	Grožnjan
<b>Building size :</b>	140 m2
<b>Lot size :</b>	30 m2
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	15 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Condition :</b>	For renovation
<b>Energy efficiency :</b>	Not specified

Old rice : 199.000 €

**New price :** 165.000 €

For sale is a stone house with a view of Motovun on one side and Grožnjan on the other. It is located only a 10-minute leisurely walk from the very center of Grožnjan.

The impressive dimensions of the house are about 175m2 with an additional 50m2 of garden. The ground floor was once a common space for socializing, where there is a huge authentic fireplace. On the first floor there are two bedrooms and a bathroom, and on the second floor there is a spacious open space that once served as a storage room. A bonus with this house is the basement.

The house is completely for renovation, but electricity and water are already in it.

This is an excellent opportunity for those who are looking for a peaceful and quiet place to live or to vacation because it is located in a neighborhood with only six other houses nearby.