



<b>Code :</b>	28605
<b>Location :</b>	Ližnjan
<b>Building size :</b>	80 m <sup>2</sup>
<b>Lot size :</b>	200 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes

**Price : 75.000 €**

For sale is a stone house for complete reconstruction, located on a building plot of 200 m<sup>2</sup>, in a quiet area not far from Šišan. The house spans two floors, with a total gross area of about 40 m<sup>2</sup>, offering an excellent opportunity to create an authentic Istrian property according to your own preferences.

The land already has electricity and water connections available, and access is provided via an asphalt road, which further simplifies future renovations. The surroundings are quiet and natural, ideal for relaxation and escape from everyday life, while the sea is only about 2 km away in a straight line.

Due to the location and character of the property, it is suitable for converting into a holiday home, a smaller residence, or as an investment for tourist rental.

For more information, please contact:

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