



## Peroj, newly renovated holiday home in a natural setting



### Στοιχεία μεσίτη

|                  |  |
|------------------|--|
| Όνομα:           | ArKadia  |
| Όνομα εταιρείας: |  |
| Χώρα:            | United Kingdom   |
| Τηλέφωνο:        |  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 191,314.38 |

### Τοποθεσία

|                        |                                    |
|------------------------|------------------------------------|
| Χώρα:                  | Croatia                            |
| Νομός/Περιοχή/Επαρχία: | Istria                             |
| Πόλη:                  | Vodnjan                            |
| Δημοσιεύθηκε:          | 06/07/2025                         |
| Περιγραφή:             |                                    |
| Location:              | Istarska županija, Vodnjan, Peroj. |

Peroj, newly renovated spacious cottage in a natural environment with auxiliary buildings

On the southwest coast of Istria, in the town of Peroj known for its old core, views of the Brijuni Islands, and seaside promenade, a fully renovated detached ground-floor cottage of 60 m<sup>2</sup> (dimensions 10 m x 6 m) with an additional covered terrace of 16 m<sup>2</sup> (4 m x 4 m) is for sale, located on a landscaped plot of 455 m<sup>2</sup>. The property is situated in a quiet location in a natural environment, only 1.3 km from the beach and 500 m from the town center.

The house consists of a living room with kitchen and dining area, two bedrooms, and a bathroom. The covered terrace is an ideal space for outdoor living and enjoying barbecues. On the property, there are additional buildings: a summer kitchen with separate toilet and shower (9 m<sup>2</sup>) and a tool storage room (5 m<sup>2</sup>). The plot is surrounded by a traditional Istrian stone wall. There is enough space on the property to park several vehicles.

The property was completely renovated in 2023 – new foundations, walls, installations, roof, 10 cm thermal insulation on the facade and roof (sandwich panels), white PVC joinery, underfloor heating in all rooms, and a pellet stove in the living room. Installations for air conditioning are also prepared. The house is energy-efficient and ready to use without additional investments. The cottage is registered in the land registry and has a legalization decision for 32 m<sup>2</sup>, but during renovation it was expanded by enclosing the



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previously open terrace, which became part of the cottage, so the cottage now has 60 m<sup>2</sup>.

Peroj is an extremely attractive destination that sees growing investment in infrastructure and tourism every year. The proximity of beaches, amenities, and the Brijuni archipelago makes this property an excellent opportunity for family vacations, peaceful living, or investment in tourist rentals. Shops, restaurants, and other amenities are about 500 meters from the cottage.

The cottage is a perfect choice for nature lovers, located in a quiet green environment, and fully equipped for comfortable year-round living.

For more information and to arrange a viewing, feel free to contact us.

ID CODE: 1776

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|                 |          |
|-----------------|----------|
| Κατάσταση:      | Reformed |
| Κατασκευάστηκε: | 2010     |

### Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 2       |
| Μπάνια:                       | 1       |
| Τελειωμένα τετραγωνικά πόδια: | 82 τ.μ  |
| Μέγεθος αυλής:                | 455 τ.μ |

### Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 3              |
| Indoor Features: | Fitted kitchen |

### Building details

|                 |     |
|-----------------|-----|
| Parking:        | Ναί |
| Αριθμός ορόφων: | 2   |

### Rental details

|            |     |
|------------|-----|
| Furnished: | Ναί |
|------------|-----|

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/XWQY-T1632/?utm\\_cam](http://www.arkadia.com/XWQY-T1632/?utm_cam)



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## Contact information

IMLIX ID:

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