



ID :	KO-125
Location :	Pazin - Okolica
Building size :	220 m2
Lot size :	25 m2
Garden size :	25 m2
Distance from sea :	28 km
Number of floors :	3
Number of bathrooms :	1
Energy efficiency :	Not specified

Price : 100.000 €

For Sale - Beram, authentic stone house approx. 220 m² for renovation

Located in the picturesque Istrian village of Beram, just 5 km from Pazin, this charming stone house offers great potential for renovation and customization.

The property extends over three floors with a total area of approximately 220 m² and preserves the authentic character of traditional Istrian architecture. The ground floor features traditional tavern-style storage rooms ("konobas"), ideal for conversion into a rustic entertainment area, wine cellar, or additional living space.

The first floor consists of a hallway, kitchen, bedroom, bathroom, and terrace. There is also a water cistern shared with the neighboring property. From the terrace, you can enjoy beautiful panoramic views of the surrounding countryside and greenery. The attic is currently one large open space with sufficient ceiling height, offering excellent possibilities for creating additional living areas, bedrooms, or a studio.

The house is connected to electricity and water and has a septic tank. Complete renovation is required, making this property an excellent opportunity to create a unique holiday home, family residence, or tourist ...