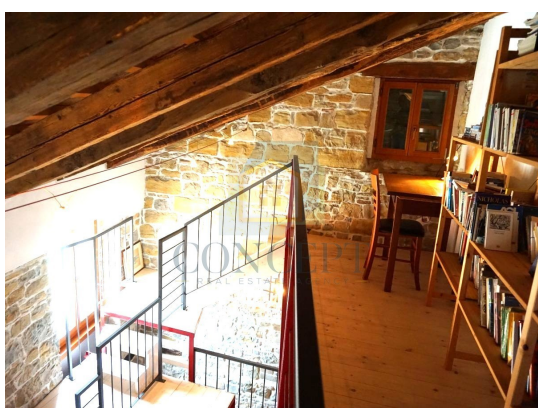




Code :	00531
Location :	Oprtalj
Building area :	167 m ²
Distance from the sea :	40000 m
Number of floors :	4
Number of bedrooms :	3
Number of rooms :	6
Number of bathrooms :	3
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	1968
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 550.000 €

For sale is a house in the historical core of Oprtalj/Portole, fully renovated in the 18th century, with a total living area of 134.3 m² and two business units of 17.2 m² and 15.5 m². The property combines historical charm with modern comfort and can be used for both residential and commercial purposes.

On the ground floor, there are two shops with display windows, currently operating as an antique store.

The house contains three apartments:

Apartment 1 (first floor, 38.1 m²) – living room, bedroom, bathroom with shower, toilet, and bidet.

Apartment 2 (second floor, 38.8 m²) – similar layout and design as Apartment 1.

Apartment 3 (third floor, 57.4 m²) – attic with a gallery, living room, kitchenette, dining area, bedroom, and bathroom, with views of the parish church of St. George, the valley of the Mirna River, and the surrounding hills.

All floors retain stone walls, wooden beams, and authentic elements, while the interiors have been modernized for a comfortable living experience.



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The house is located in a quiet area within a vibrant neighborhood, close to shops, restaurants, taverns, and cafes. Distances: Poreč 40 km, Motovun 10 km, Buzet 23 km, Grožnjan 15 km.

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