



Matulj, old stone house with outbuildings and agricultural land

Croatia, Kvarner

Price:	€ 395 000
Object type	House
Market	New building
Year built	1923
Bedrooms	5
Number of rooms	5
Land area	61695 m2
Area	405 m2
Category	For sale



In Matulji, on the border of the Primorje-Gorski Kotar County and Istria, between the villages of Male Mune and Roč, we are selling an exceptional property ideal for a family estate. The adaptation of an old stone house with an area of 405 m² has been started, along with marked accompanying structures on a yard area of 550 m². Part of the buildings on the south side has been demolished and is now used as a parking area. A covered structure has been added on the north side of the house, and there is space for a pool in the courtyard.

The ground floor of the house contains separate apartments, while the upper floor has larger apartments. All units share a beautiful view of the Istrian hills, the town of Roč, and unspoiled nature.

This rare property includes 60,000 m² of fertile agricultural land, meadows, and forests. The spatial plan of the City of Buzet allows activities such as livestock farming, poultry farming, greenhouses, and wine, fruit, or oil production facilities with a tasting room.

The terrain is mostly flat to gently sloped, with south-facing plots that receive sunlight throughout the day.

This is a rare opportunity for buyers who value peace, unspoiled nature, and a location that enables a high quality of life and the production of their own goods.

The surrounding area has seen the start of construction for luxury holiday homes and family houses, as this location is recognized as ideal for year-round residence.

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