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EXPERIENCE THE ENCHANTING ATMOSPHERE OF THE
PICTURESQUE FISHING VILLAGE OF MUGGIA, RIGHT NEXT TO
THE HISTORIC HARBOUR TOWN OF TRIESTE, ON THE
PICTURESQUE GOLF OF TRIESTE

DELIGHTFUL FORMER FISHERMAN'S HOUSE, COMPLETELY
RENOVATED, LOVINGLY MODERNISED AND FURNISHED

MUGGIA / TRIEST / FRIAUL-JULISCH VENETIEN / ITALY



H-ITA-34

In case of purchase following additional expenses become due from the purchase price:

3,5 % tax on real estate transactions, 1,1 % free for the land register entry, 3,0% commission plus 20 % VAT,
contract-establishment-cost for notary or lawyer

The data presented comes from the owner and/or third parties and have been collected with care. However, no liability is assumed for the correctness and completeness. Figures may optionally be rounded or estimated. The statement of intent is non-binding. Errors and changes are reserved.

DESCRIPTION

Small but beautiful! This lovingly renovated house in connected construction extends over three floors and combines modern comfort with a traditional atmosphere.

The clever room layout with ingenious, spacious storage areas. Architecturally original details as well as great attention to detail underline the charm of the house and create a cosy living atmosphere, while the authentic stone walls of the old town in front tell a story of times gone by. Experience unforgettable moments in this extraordinary property and let yourself be enchanted by its charm.

POSITION

Muggia – Triest - Friaul-Julisch Venetien

The property's location in the immediate vicinity of the picturesque fishing harbour along the historic city wall gives it a central yet quiet location.

The surrounding old town has numerous sights, restaurants and shops to discover.

Muggia is an absolute insider tip and not very well developed for tourism; the clocks still tick differently here.

This is precisely what gives the enchanting fishing harbour village on the coast of the Adriatic Sea in north-eastern Italy its special flair and transports its visitors back in time.

Muggia is located in the Friuli-Venezia Giulia region in the province of Trieste, just a few kilometres from the capital Trieste.

The harbour city of Trieste with the beautiful Miramare Castle, which was built for Archduke Ferdinand Maximilian of Austria, lies in the narrow strip of land between the Adriatic coast and the Karst on the border with Slovenia. The beautiful cityscape of Trieste combines influences from Italy, Austria-Hungary and Slovenia. Trieste is a harbour, cultural and university city and is still an essentially practical, functional city today, without sacrificing a certain romantic touch.

The small harbour town of Muggia stretches along the picturesque bay and is located on the Istrian Adriatic coast, on the southern coastal section of the Gulf of Muggia (which is part of the marine area of the Gulf of Trieste).

Maggia's history dates back to Roman times and its rich past is reflected in the town's architecture and cultural heritage.

The old town is characterised by narrow alleyways, charming squares and historic buildings that create an inviting atmosphere.



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highlight is the picturesque harbour, which is lined with colourful fishing boats and is a lively meeting place for locals and visitors alike. There are cosy cafés, restaurants and a few shops along the waterfront promenade that invite you to explore and linger.

Muggia's Venetian past is clearly evident in the town's architecture and culture. The Venetian influences are not only evident in the historic buildings, but also in the local cuisine and the traditional festivals and events that take place throughout the year. The area surrounding Muggia offers a wide range of outdoor activities such as hiking, cycling and water sports. The nearby beaches invite you to sunbathe and relax in summer, while the surrounding countryside with its vineyards and olive groves is perfect for exploring. With its picturesque beauty and charming ambience, Muggia is a place to discover.



**SIZE OF LIVING AREA
AND USABLE SPACE**

Approx. sqm 71

ROOM LAYOUT

Ground floor: Living/dining/kitchen area with complete equipment such as a functional small kitchen with all electrical appliances, a bathroom with large shower, WC and bidet as well as a washbasin; practical storage cupboards were created under the new staircase.

1st floor: living area with sofa bed and a work area

2nd floor / converted attic: large bedroom, bathroom with shower, WC, bidet, washbasin and wall niche used as a wardrobe.

There is direct and indirect lighting from the wooden beams.

ROOMS

2

BATHROOMS WITH WC

2

PARKING

No

ENERGY CERTIFICATE

In progress!

AVAILABILITY

Immediately

PURCHASE PRICE

€ 228.000,00

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