

Stara ljepotica sa puno potencijala, Buzet, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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City: Rijeka
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	Stara ljepotica sa puno potencijala
Property for:	Sale
House type:	detached
Property area:	420 m ²
Lot Size:	1300 m ²
Number of Floors:	1
Bedrooms:	8
Bathrooms:	3
Price:	350,000.00 €
Updated:	Apr 15, 2024

Condition

Built:	1890
Last renovation:	1960

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Buzet
City area:	Roč
ZIP code:	52420



Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Description

Description: Istria has many hidden gems where there is no mass tourism yet and where you will find your peace. Roč, the city-castle, is one of the best examples of Istrian castles that have survived to this day and whose walls tell of their glorious past. And this house, which we present to you, also has its own history. More than a hundred years ago, it was one of the first hotels in Istria, at a time when cities like Roč, which stands on the road between Rijeka and Koper, were of great importance. The Austro-Hungarian touch can still be felt in that building. With a

complete renovation, it can be made into 8-10 rooms or apartments, a large kitchen and everything needed to run a first-class boutique hotel. The attic, which is reached by stairs and has the same layout as the ground floor and the first floor, can be raised and even more space is obtained. Electricity, water and sewerage are available, and there is also a working well outside. It should be noted that this part of Roč is not under monument protection because it is outside the castle. The building has an inner courtyard and a lot of space around it, so the potential investor has a pleasant task of planning and doing it there. Additional land behind the building can be purchased. For viewing, we ask that only serious investors who know what kind of venture they are going for and also how much such a house, building, castle is worth in the end, contact us. ID CODE: IS1507794

Additional contact info

Reference Number: 469313
Agency ref id: IS1507794