

## ISTRA, BRTONIGLA - Simpatična kamena prizemnica s bazenom, konobom i velikom okućnicom, Brtonigla, House



### Seller Info

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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, BRTONIGLA - Simpatična kamena prizemnica s bazenom, konobom i velikom okućnicom
Property for:	Sale
House type:	detached
Property area:	143 m <sup>2</sup>
Lot Size:	3565 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	675,500.00 €
Updated:	Nov 01, 2024

### Condition

Newbuild:	yes
Built:	2017

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Brtonigla
City area:	Brtonigla
ZIP code:	52474

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 3

## Description

Description:

ISTRIA, BRTONIGLA - A charming stone house with a swimming pool, a tavern and a large garden Idyllic Brtonigla is a place of primeval inspiration, its lush nature and peaceful rhythm of life open the way to new worlds of artistic inspiration. The town of Brtonigla, also the center of the municipality of the same name, is today known for its hard-working winemakers and olive growers. The tourism slogan of Brtonigla is "a small place of great discoveries" because here, in addition to the classic tourist offer, you can also enjoy folk celebrations, visit karst caves, visit typical rural settlements with stone houses, go hunting or enjoy picking mushrooms and asparagus. This charming stone house is located in a quiet part of Brtonigla, surrounded by green fields. The house has a total area of 113m<sup>2</sup> and consists of a living room with kitchen and dining room, one bedroom and a bathroom on the ground floor. An internal staircase leads to the gallery, where there is a living room that can be arranged as a work space, one bedroom and toilet, and a technical room. The house has another additional guest bedroom with bathroom and toilet (30m<sup>2</sup>), which is completely separated from the rest of the house and has a separate entrance. The highest quality materials were used for the construction of this one-story house, and its charming style is decorated with Kanfanar stone and an Italian-designed kitchen made of acacia wood. All kitchen appliances are Miele, and ceramics and sanitary ware are Bosch. On the beautiful, landscaped and fenced green garden there is a sunbathing area, an outdoor shower, a 32m<sup>2</sup> swimming pool, a tavern for socializing and an outdoor fireplace. The beautifully maintained and landscaped garden of 3565 m<sup>2</sup> is adorned with olive trees and a wonderful view of the greenery and the sea from the ground floor. Additional notes: - the house has central heating with a heat pump - internal wood-burning fireplace - mosquito nets installed on all doors and windows - solar panels - external and internal video surveillance with motion sensors - demit facade 8cm Considering the location and unobstructed view of the environment and greenery, the property represents an excellent opportunity for family life or as an investment for rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 20346

## Additional contact info

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