

## ISTRA, BRTONIGLA - Prostrana kuća s zemljištem od 8350 m2, Brtonigla, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Prostrana kuća s zemljištem od 8350 m2
Property for:	Sale
House type:	detached
Property area:	330 m <sup>2</sup>
Lot Size:	8350 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	1,185,000.00 €
Updated:	Aug 03, 2024

### Condition

Built:	1973
Last renovation:	2015

### Location

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

### Permits

Ownership certificate:	yes
------------------------	-----

### Additional information

Energy efficiency:	B
--------------------	---



### Parking

Garage:	yes
Number of parking spaces:	7

## Description

### Description:

ISTRIA, BRTONIGLA - Spacious house with a plot of 8350 m<sup>2</sup> Idyllic Brtonigla is a place of primeval inspiration. Her exuberant 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. In the suburbs of Brtonigla there is this beautiful, spacious, detached house with a building plot of 8,350 m<sup>2</sup>. The house has an area of 330 m<sup>2</sup>. It consists of 3 apartments and is spread over the ground floor and first floor. On the ground floor there are 2 apartments consisting of a living room, a kitchen with a dining room, a bedroom and a bathroom. Each apartment has an area of approximately 50 m<sup>2</sup>. There is also an office that can be used for multiple purposes and rearranged, and a boiler room that is used for heating in the winter months. On the ground floor there is also a large covered terrace as an ideal corner for sipping coffee in the summer. External stairs lead to the first floor, where there is a large apartment consisting of a living room, kitchen with dining room, 3 bedrooms, 2 bathrooms, pantry, hallway and 2 terraces. One terrace is accessed from the living room and offers a view of the sea from that terrace, while the other terrace is accessed from the dining room and the view extends towards Brtonigla. The apartment on the first floor has access to the attic. Next to the house there are two garages that provide parking for a total of 3 cars. The garages were designed and built in such a way that another apartment can be built on them in the future. There is also a summer kitchen in the garden, under which there is a cellar. The roof was renovated in 2013, the carpentry in 2014, and the new facade was made in 2015. The house itself is located on a plot of land of 4,771 m<sup>2</sup>, which is enough to build a swimming pool with a beach and additional facilities. The price includes additional construction land located next to the house. The future owner can divide the land into parcels and build a larger number of holiday homes, thus creating a complex of villas with a swimming pool that will provide him with a definitive return on investment. Due to its spacious garden and all the facilities it offers, this house can be ideal for investing in increasingly popular vacation homes, but it can also be an ideal home for a large family. 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: 17033

## Additional contact info

Reference Number: 478478

Agency ref id: 17033