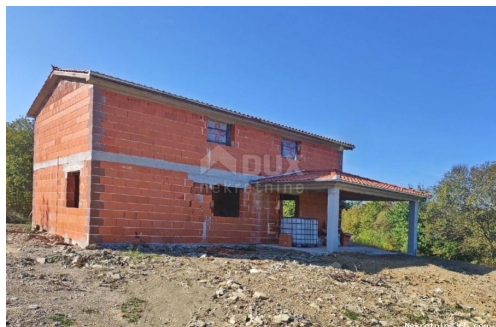


## ISTRA, CEROVLJE - Kuća s prostranom okućnicom, Cerovlje, House



### 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, CEROVLJE - Kuća s prostranom okućnicom
Property for:	Sale
House type:	detached
Property area:	142 m <sup>2</sup>
Lot Size:	3200 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	220,000.00 €
Updated:	Nov 01, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Cerovlje
City area:	Cerovlje
ZIP code:	52402

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, CEROVLJE - House with a spacious garden Cerovlje is the central settlement of the spacious municipality of the same name, which stretches across the hilly landscape northeast of Pazin, and includes numerous hamlets and several larger rural settlements. It is located at 278 meters above sea level and covers an area of 4.99 km <sup>2</sup> . In this municipality there is the longest cave in Istria, an olive
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grove at the highest altitude and two castles, the Pazinčica flows through it, and along the valley of the river there is a railway, then a road and finally a highway. A house with a spacious garden is for sale in one of the settlements of the municipality of Cerovlje. It is surrounded by greenery with an open view of the slopes of Učka. The house is designed as one residential unit with a net area of 140 m<sup>2</sup>, which extends over two floors. On the ground floor there is an open-concept living area that unites the living room, kitchen and dining room with access to the covered porch and bathroom. The first floor consists of two bedrooms with their own bathrooms. The property was conceived as a timeless object in a combination of modern and indigenous (stone and old beams) with a swimming pool of 28 m<sup>2</sup>. The building is currently in high Roh-bau condition with installed electricity, water and solar panel installations, and the stated price refers to the existing condition with the possibility of further construction and continuation of work on the building. This property on the edge of the village is perfect for a quiet family life as well as an investment for the purpose of tourist rental. 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: 20741

### Additional contact info

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