

ISTRA, UMAG - Šarmanтна kuća blizu mora, PRILIKA!, Umag, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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, UMAG - Šarmantna kuća blizu mora, PRILIKA!
Property for:	Sale
House type:	semi-detached
Property area:	130 m ²
Lot Size:	185 m ²
Bedrooms:	5
Bathrooms:	1
Price:	439,900.00 €
Updated:	Sep 22, 2024

Condition

Last renovation:	2018
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Umag
ZIP code:	52470



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Parking

Number of parking spaces:	2
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Description

Description:	<p>UMAG, SURROUNDINGS - Charming house near the sea, OPPORTUNITY! Located in a picturesque fishing village, just a few kilometers from Umag, there is an enchanting autochthonous Istrian house (detached house) which is currently available for sale. This beautiful house stands out for its exceptional location. In the very center of the village, just a few steps away from the post office, bus station and bakery, and only 450 meters away from the beautiful beach, this property offers an exceptional balance between a peaceful environment and</p>
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proximity to all necessary facilities. The house was renovated from the ground up, and work was carried out on screeds, insulation, floors, windows, doors, electricity and water installations, heating, stairs, bathrooms, kitchen and panels. Every aspect of this property has been carefully restored and everything has been brought to brand new condition. The area of the plot is 185 square meters. The high ceilings that accompany the sloping roof add charm and spaciousness to the interior. The yard of the house is lined with quality I-class kanfanar stone, and hand-made columns add a unique aesthetic. For comfort and enjoyment of the space, the house is equipped with fireplace heating, along with a pipe system that enables even distribution of warm air in all rooms. Regulation of the blowing power and ventilation is possible via the remote control, providing complete control over the temperature in each room. The interior of the house consists of a kitchen, living room, pantry and toilet on the ground floor, while the bathroom and three spacious bedrooms are located on the first floor. The exit from the house leads to an elevated terrace that is connected to the summer kitchen and a large kohan bench, ideal for relaxing and enjoying the outdoors. A terrace of 45 square meters can be turned into a space that can be used all year round, either by closing it with glass windows or installing a roof awning. Along with the preserved more than 200-year-old fence in the yard, the interior of the house is equipped with only natural materials, providing an authentic and pleasant ambience. Handmade furniture and equipment add a special charm, while the house is equipped with air conditioners and superior insulation for optimal comfort. The entire adaptation of the house was carried out in 2018. The owners also devoted themselves to details such as lighting and the selection of plants that require minimal maintenance, in order to create a harmonious environment. The house next door (a semi-detached house) is also owned by the seller, but is currently not for sale and is only used 5-10 days a year. On the other side of the house, you can enjoy a landscaped grass area with a children's playground, providing additional space for relaxation and fun. This house represents an extraordinary opportunity for those who want to enjoy a relaxed lifestyle in a beautiful Istrian environment, with proximity to all the facilities that the city of Umag offers. Do not miss the opportunity to become the proud owner of this magical house near Umag! For more information and to arrange a viewing, feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 21589

Additional contact info

Reference Number: 489628
Agency ref id: 21589