

## Kršan, okolica, dvije kuće za odmor s bazenom, Kršan, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Kršan, okolica, dvije kuće za odmor s bazenom  
Property for: Sale  
House type: detached  
Property area: 233 m<sup>2</sup>  
Lot Size: 880 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 490,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 1930.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Kršan

City area: Kršan  
ZIP code: 52232

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: Kršan, surroundings, we are selling a beautiful adapted autochthonous holiday house with a swimming pool and a separate apartment. The house is designed as a two-story house with a total area of 233 m<sup>2</sup>. It was completely renovated in 2019, where the owners made an effort to maintain the authenticity of the old Istrian house, yet functionally equipped for a luxurious stay and vacation. The ground floor of the house consists of a fully equipped kitchen with a pantry, a dining room and a spacious living room. There is also one bathroom and a laundry room. The floor represents the night area with three comfortable bedrooms and one bathroom. Heating and cooling is regulated by air conditioners, and oil-fired central heating is also installed. The auxiliary building as a separate apartment has a total square footage of 51 m<sup>2</sup> and consists of a bedroom, a bathroom, a kitchen with a dining room and a living room. Both buildings have access to separate beautifully decorated terraces, and the main house has direct access from the spacious covered terrace to the pool beach. The yard is completely fenced and decorated and maintained with special attention. It has a total square footage of 880 m<sup>2</sup> and provides a spacious parking lot, beautiful green areas with planted Mediterranean plants, its own garden for the home cultivation of various vegetables and fruits, and a beautiful 24 m<sup>2</sup> swimming pool with an arranged sunbathing area. There is also a small garden house on it that serves as a storage area and a tool room. The garden concept offers complete privacy to each separate building, and the estate offers the possibility of permanent residence in one building while renting another building without disturbing the peace and privacy. The outdoor part provides a beautiful view of the surrounding landscape and untouched nature and greenery and is an excellent choice for all those who love being in nature and an active vacation, considering that the location offers many forest trails for hiking and biking and exploring all the hidden natural beauties of this area. Location-wise, the property is also excellently located, on the very edge of the village, where a quality holiday in peace and quiet is guaranteed, while all the necessary amenities such as shops, restaurants and cafes are within 3 kilometers. In terms of traffic, the location is also well connected, and the first beach can be reached in just 10

minutes of easy driving. The Učka tunnel is a 20-minute drive from the highway junction. The property represents an excellent investment in a peaceful family life in the countryside with the possibility of collecting rent and a guaranteed return on investment while acquiring quality real estate in beautiful green Istria. ID CODE: 2003-511

### **Additional contact info**

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