

## ISTRA, KRŠAN - Lijepa kamena kuća s pogledom na Učku, Kršan, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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, KRŠAN - Lijepa kamena kuća s pogledom na Učku
Property for:	Sale
House type:	detached
Property area:	108 m <sup>2</sup>
Lot Size:	800 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	480,000.00 €
Updated:	Nov 06, 2024

### Condition

Built:	1908
Last renovation:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kršan
City area:	Blaškovići
ZIP code:	52232

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	4
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### Description

**Description:**

ISTRIA, KRŠAN - Beautiful stone house with a view of Učka Today, the municipality of Kršan occupies part of the former municipality of Labin. The area belonging to the Municipality of Kršan is located in the central part of the eastern coastal area of the Istrian peninsula. It is located between the Kvarner Bay, Plomin Bay and Plomin Bay, the valley of the river Raša, the slopes of central Istria and the area of Učka and Brestova Bay on the coast. The climate is mild, Mediterranean, where there are no large temperature amplitudes - winter conditions are rare, with lots of sun and heat. In this place we offer a beautiful Istrian stone house located along the road. The house has been partially renovated and is still in the process of renovation. The total area of the property is 108m<sup>2</sup>, and the house has a small building that can be converted into an apartment of 45m<sup>2</sup>. Around the house there is a garden of 850m<sup>2</sup>. From the yard there is a beautiful view of the mountain Učka and its hills. The house consists of a ground floor and two floors with a kitchen, living room, two bedrooms and a bathroom. Heating is via air conditioning and wood stove, and in front of the house there are four private parking spaces. The infrastructure is connected to electricity and water and its own septic tank. This house is an ideal opportunity for all lovers of Istrian stone houses. In the yard there is a possibility of installing a swimming pool that would provide a beautiful view of the mountain Učka. Also the room next to the house has its own entrance and can be used as a separate apartment with its own bathroom. Don't miss this opportunity!!! 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: 22680

**Additional contact info**

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