

EKSKLUZIVA AGENCIJE - Istarska kamena vila, Gračišće, Gračišće, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company: Europartner d.o.o.
Name:
Service Type: Selling
Additional: office@europartner.hr
Email:
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
Address: Mate Vlašića 20
Mobile: +385 98 923 6402
Phone: +385 52 433 268
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	EKSKLUZIVA AGENCIJE - Istarska kamena vila, Gračišće
Property for:	Sale
House type:	detached
Property area:	210 m ²
Lot Size:	978 m ²
Bedrooms:	6
Bathrooms:	3
Price:	550,000.00 €
Updated:	Sep 14, 2023

Condition

Condition:	Newly adapted
------------	---------------

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Gračišće
City area: Gračišće
ZIP code: 52403

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Infrastructure: Active telephone line, Air conditioner, Telephone installation, ADSL



Parking

Number of parking spaces: 3

Description

Description: A beautiful stone villa for sale in central Istria, in the beautiful municipality of Gračišće. The villa is located in a small village with only a few neighboring houses, which ensures peace and privacy. What adorns this property is the touch with untouched nature, the villa itself is located on the edge of the construction zone and is surrounded by a beautiful forest. Such locations are worth their weight in gold, that peace, nature, clean air, are just one of the benefits of living in central Istria, which still remains uncommercialized, uncrowded and true to its historical charm. This villa was built in the 1900s, but it was renovated in 2007 when the current owners bought the "antique" and built a beautiful stone villa out of it that has that classic Istrian touch. The owners bought the property in 2005 and the renovation itself lasted 2 years (photos of the renovation process are presented at the end of the pictures in the ad). that the idea was not to modernize the property, but to restore functionality with as much original local elements as possible. The villa itself is divided into 3 floors, ground floor, first floor and second floor, and has 3 different entrances to the villa (one entrance on the ground floor and two on the first floor). The ground floor is designed as a separate apartment that is connected to the rest of the villa by an internal staircase. The ground floor consists of an entrance hall, kitchen and dining room, bathroom, and a spacious bedroom. We climb the stairs to the first floor, where there is a living room, kitchen, dining room, bathroom, and a covered terrace with a dining table. We climb the stairs from the dining room to the second floor, where there is a sleeping area consisting of two spacious bedrooms and a children's room, also in that area we find a

bathroom. For heating and cooling, there are air conditioners and electric radiators, as well as a fireplace on the ground floor and on the first floor. The entire interior of the villa is decorated with stone walls, wooden furniture and carpentry, wooden ceilings and beams, ceramics of classic Istrian stone houses, high ceilings and wooden staircases. The mezzanine structure is made of concrete, but it is decorated with wooden beams and paneling to give an impression of the originality of Istria. The entrance to the villa yard is secured by a steel gate and stone pillars, the other part of the yard is surrounded by a green fence, while the part of the yard where the swimming pool and lounge chairs are located is bordered by an iron fence and a green fence so that the exterior blends in with the forest surrounding the yard. Until now, the villa has been used for personal hedonism in the charms of the beauty of central Istria, and for the purpose of tourist rental. Custom ID: M-0633
Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 517228
Agency ref id: M-0633
Contact phone: +385 (91) 408-8881