

## Imanje sa kućom i dvije starine, Boljun, Istra, Lupoglav, House



### Seller Info

Name: M&M Legal  
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About us: MM Legal is a joint venture for business and management consulting and an real estate agency.  
The activity includes:  
- public procurement (production of documentation for Clients and Bidders)  
- obtaining construction documentation (from defining the purpose of the land, drawing up technical documentation through authorized architects and surveyors, obtaining building documents, mediating in the selection of the most favorable construction contractor, finding the most favorable supervising engineer for construction work, to handing over the real estate to our clients)  
- mediation in real estate transactions - buying and selling

Reg No.: 106/2021

## Listing details

## Common

Title:	Imanje sa kućom i dvije starine, Boljun, Istra
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	83924 m <sup>2</sup>
Bedrooms:	4
Price:	450,000.00 €
Updated:	Jan 16, 2024

## Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Lupoglav
City area:	Boljun
ZIP code:	52426

## Permits

Ownership certificate: yes

## Description

Description: We present to you this spacious property in central Istria. The area is 83,294 m<sup>2</sup> according to the sales contract from the 80s of the last century. The land is divided into 31 plots interconnected to form a unique natural entity. The plots consist of construction land, forests, vineyards, arable land, pastures and meadows. Due to many years of not cutting down the forest, the property is overgrown with forest. The estate is divided by a white road into two municipalities, the municipality of Hum and Lesišćina. The houses are located in the middle of the estate on top of the hill, and the land descends in steps towards the bottom of the hill. A railway line and a tunnel pass under the property. The houses were built in the Istrian style from stone blocks. According to some data, the houses are over 200 years old. The larger house was renovated in 1987. and is suitable for living, approx. living area 160 m<sup>2</sup>. There is electricity and a telephone on the property, and water is supplied to the house from a large puddle. There is a water source on the estate, from the river Pazinčica. The estate is suitable for viticulture, olive growing, hunting or as a private residence for people seeking peace and quiet. An asphalted road leads to the estate, which connects to the Istrian Epsilon. A kilometer before the property, the paved road turns into a white road that is paved and suitable for the passage of all types of vehicles, including luxury ones. Opatija and Rijeka can be reached in 25 minutes by expressway, and other Istrian towns on the coast in approx. 45 minutes. The property is only sold as a whole. ID CODE: 1550

## Additional contact info

Reference Number: 559981

Agency ref id: 1550