

## ISTRA, GALIŽANA- Jedinstvena rustikalna kuća sa pogledom na Brijunsko otočje!, Vodnjan, 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  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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, GALIŽANA- Jedinstvena rustikalna kuća sa pogledom na Brijunsko otočje!
Property for:	Sale
House type:	detached
Property area:	217 m <sup>2</sup>
Lot Size:	2927 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	1
Price:	750,000.00 €
Updated:	Jul 10, 2024

### Condition

Last renovation:	2021
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vodnjan
City area:	Galižana
ZIP code:	52215

### Permits

Ownership certificate:	yes
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, GALIŽANA - A unique rustic house with a view of the Brijuni Islands!
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Just a few minutes from Pula is this special, unique house with an area of 170m<sup>2</sup> and it consists of an entrance hall, kitchen, dining room, living room, bathroom, toilet, two bedrooms and a covered veranda of 25m<sup>2</sup>. The house has a flat roof that can be climbed by the external stairs, and it is decorated as a spacious terrace with a wonderful view of the Fažana Bay and the Brijuni Islands. The possibility of installing a jacuzzi. The house is decorated with carefully selected rustic furniture with modern details. The central part of the living room is occupied by a large fireplace, which is used in the winter months as one of the heating options. There is also gas central heating and three air conditioners. Behind the house there is a large garage with a 60m<sup>2</sup> wine cellar. The spacious garden is decorated with 35 olive trees up to 250 g old. Installed new ceramics and refreshed facade in 09/2022. The house is sold furnished. The entire property is surrounded by a wall, which provides privacy to the owners. The new owners have the option of building a swimming pool. The property is covered by an alarm system and cameras. Due to its location and fascinating view of the sea, this is an ideal investment opportunity to rent during the tourist season, but also for those who are looking for an ideal home, far from the city crowd, yet not too far from all amenities for life. Clear ownership with no encumbrances. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions of Business:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 26869

## Additional contact info

Reference Number: 560060  
Agency ref id: 26869