

## Izuzetna prilika, samostojeća kuća sa građevinskim zemljištem, Brtonigla, 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  
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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:	Izuzetna prilika, samostojeća kuća sa građevinskim zemljištem
Property for:	Sale
House type:	detached
Property area:	274 m <sup>2</sup>
Lot Size:	923 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	2
Price:	360,000.00 €
Updated:	Jan 22, 2024

### Condition

Condition:	Kept
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## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Brtonigla  
City area: Brtonigla  
ZIP code: 52474

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water



## Parking

Number of parking spaces: 4

## Description

Description: We offer you a house in a great location in Brtonigla. Although the house is of classic construction, it offers a number of possibilities due to its attractive location and garden. The house consists of two apartments and is spread over a plot of 923 square meters. The apartment on the ground floor includes an entrance hall, kitchen, living room, bathroom, two spacious bedrooms and storage space. On the first floor there is an apartment with a kitchen, living room, bathroom, three bedrooms and a spacious terrace with a sea view. The total floor plan area of the property is 137 m<sup>2</sup>. The yard is spread over two building plots with two access roads and an additional outbuilding with an area of 52 m<sup>2</sup>. Considering the structure of the garden, it is possible to build a swimming pool or another house with its own driveway. The perfect location and spacious garden make this property ideal for the many possibilities of the future owner. Brtonigla is a small town where it is still possible to listen to the harmonious sound of different languages, but also the song of crickets and nightingales, to absorb the traditional values of peasants and fishermen. There you can rest your soul in the shade of centuries-old oaks and authentic stations surrounded by quiet fields over which little churches with horse-bells stand watch, or indulge in the sea atmosphere on the waterfront in nearby Karigador. Brtonigla is also special in that it lies on four different types of land, which at the same time represent all types of soil in Istria, and as a member of the Italian association 'Città del vino', and they meet precisely and only in this area. Custom ID: D-164 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: 561912  
Agency ref id: D-164  
Contact phone: +385 (91) 268-2467