

## Istra, Žminj- bajkovita istarska kamena kuća od 135m2 sa okućnicom od 497m2, Žminj, House



### Seller Info

Name: Sandra Kralj  
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Company: Impensa doo  
Name:  
Service Type: Selling and renting  
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Email:  
Website: <https://www.terram-nekretnine.com>  
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City: Pula  
City area: Valdebek  
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About us: Terram nekretnine Istra je tvrtka koja se bavi posredovanjem u prometu nekretnina sa dugogodišnjim iskustvom.

Cilj nam je pružiti vrhunsku uslugu za posredovanju u kupnji i prodaji nekretnina na području Istre.

Posredujemo u kupnji i prodaji nekretnina, prezentiramo nekretnine na internetu i u medijima, organiziramo razglede za potencijalne kupce, savjetujemo Vas o najboljoj praksi i uvjetima za kupoprodaju nekretnina te Vas po potrebi povezujemo s odgovarajućim stručnjacima koji će vas voditi kroz postupak potreban kako biste riješili

pitanja u svezi vaše nekretnine i tako osiguravamo preduvjete za njihovu prodaju (usluge arhitekata, odvjetničke, geodetske, bankarske, itd.).

Nekretnine koje se nalaze u našoj ponudi su prošle provjeru knjižno-imovinskog provjeru statusa nekretnine kako bi Vam osigurali sigurnu i bezbrižnu kupnju.

U postupku kupoprodaje nekretnine pripremamo sve potrebne pravne akte i dokumente no naša uloga ne završava potpisom kupoprodajnog ugovora nego se nastavlja uslugama kroz konačan proces prijenosa vlasništva nekretnine i izvršenje zakonskih obveza u cijelom postupku (razrez poreza na nekretnine, uknjižba vlasništva na nekretnini, prijenos tekućih obaveza i ostalo ali stručnu terminologiju (od prijepisa svih priključaka, prijava kod administrativnih tijela, ...)).

Obratite nam se s povjerenjem!

Vaš Terram team

Reg No.: 181/2022

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## Listing details

### Common

Title:	Istra, Žminj- bajkovita istarska kamena kuća od 135m2 sa okućnicom od 497m2
Property for:	Sale
House type:	in sequence
Property area:	135 m <sup>2</sup>
Lot Size:	497 m <sup>2</sup>
Bedrooms:	4

Bathrooms: 1  
Cellar: yes  
Price: 250,000.00 €  
Updated: Jan 22, 2024

## Condition

Condition: Newly adapted

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Žminj  
City area: Žminj  
ZIP code: 52341

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, Black pit, ADSL  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 3

## Description

Description: Istria, Žminj, Istrian stone house, renovated, for sale, located in a quiet village. The house consists of a ground floor, a first floor and a high attic. On the ground floor there is a tavern with a toilet and a boiler room with a total size of 50m<sup>2</sup>. External stone stairs lead to the first floor to the entrance to the house and a terrace with a beautiful view. Large spacious living room with fireplace, dining room, kitchen, bedroom and bathroom and internal stairs that connect the apartment and the loft, which is designed as one large bedroom of net 25m<sup>2</sup>. The facility is fully equipped, air-conditioned and has central heating for the entire house. In the back part there is a large garden with a fireplace and a canopy for pleasant socializing. The location of the house is 7 km from the highway and 20 km from the sea and beaches. #sale Custom ID: K-235 Energy class: U izradi \*\*Interested buyers can obtain the necessary information about the advertised real estate and view it

through our agency only with the prior signing of a real estate mediation contract or Real Estate Viewing Record.\*\* \*\*The buyer pays an agency commission of 3% + VAT.\*\*

### Additional contact info

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Agency ref id: K-235  
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