

## ISTRA, CEROVLJE - Samostojeća kamena zgrada, Cerovlje, 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  
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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, CEROVLJE - Samostojeća kamena zgrada
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	735 m <sup>2</sup>
Bedrooms:	4
Price:	135,000.00 €
Updated:	Jul 14, 2024

### Condition

Built: 1967

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Cerovlje
City area:	Cerovlje
ZIP code:	52402



### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Description

Description: ISTRIA, CEROVLJE - The detached stone building Cerovlje is the central settlement of the spacious municipality of the same name, which stretches across the hilly landscape northeast of Pazin, and includes numerous hamlets and several larger rural settlements and covers an area of 107 km<sup>2</sup>. In this municipality there is the longest cave in Istria, an olive grove at the highest altitude and two castles, the Pazinčica flows through it, and along the valley of the river there is a railway, then a road and finally a highway. In this landscape of fairy-tale views, a detached stone building is for sale. It is located in a gentle environment, far enough from the crowds and noise, yet close to the center of the village, and offers privacy, peace and a view of the surroundings. A stone farm building with a floor plan area of 71 m<sup>2</sup> is divided into two floors; ground floor and first floor and contains a canopy of

the height of the ground floor with a floor plan area of 18 m<sup>2</sup>. The outer walls have been preserved and are even, and recently the mezzanine slab has been concreted. All basic infrastructure (electricity, water, sewage and telephone) is located in the immediate vicinity. According to the spatial planning documentation, the homestead is completely located in the residential construction area. The terrain is mostly flat and tidy. The combination of lush greenery and traditional Istrian architecture makes this property ideal for lovers of stone antiquities and nature with great potential for a peaceful family life or a lucrative rental business. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28195

### Additional contact info

Reference Number: 572733  
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