

## ISTRA, OPRTALJ - Kamena kuća na predivnom imanju, Oprtalj, Land



### 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  
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Region: Primorsko-goranska županija  
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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, OPRTALJ - Kamena kuća na predivnom imanju
Property for:	Sale
Land type:	Building lot
Property area:	4500 m <sup>2</sup>
Price:	185,000.00 €
Updated:	Oct 17, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Oprtalj
City area:	Oprtalj
ZIP code:	52428

### Permits

Location permit:	yes
Ownership certificate:	yes



### Description

**Description:** ISTRIA, OPRTALJ - Stone house on a beautiful estate Oprtalj is an Istrian town located on a hill that can be reached from the direction of Motovun via a narrow plateau on the south side. At one time, Oprtalj was a fortress surrounded by walls on which houses were built, among which the former city gates also spring. In front of the door is a large Venetian loggia with a lapidary, and next to it on the high ramparts is a plateau from which the view reaches all the way to the sea. This region is extremely famous for truffles, as well as for good olive oil and wines. Livade, a place within the municipality of Oprtalj, is also called the 'World Center of Truffles', since white and black truffles thrive here, especially along the Mirna River and the Motovun Forest, while at the source of the medicinal water of St. Stjepan, at the foot of the 85-meter high rock, where the nearby Istrian Spa was built. The wonderful landscape, colorful facades and atmosphere that reigns in this small town will captivate you so much that you will want to come back again. In addition to Motovun, Grožnjan is also nearby. A property is for sale above this wonderful Istrian town. The property consists of a stone house for adaptation and a spacious garden with an area of 5,411 m<sup>2</sup>. The house is located last in the row, and

the garden extends in front of the house, all the way to the access road. Which gives privacy and opens numerous editing possibilities. The stone house is located last in the row and has approx. 120m<sup>2</sup> floor plan area. It consists of a ground floor and a first floor, and its total area is approx. 240m<sup>2</sup>. Infrastructure (electricity and water) are located on the ground and the access road is paved. Of the total square footage of the garden, which is 5,411 m<sup>2</sup>, 4,530 m<sup>2</sup> of the area is included in the construction zone. The remaining part of 881m<sup>2</sup> is for agricultural use. The estate forms a whole. Proper ownership, No burden, The property is located in a quiet environment with a wonderful view of the surrounding hills. The mentioned property has a lot of potential and offers an exceptional opportunity for all lovers of nature, peace and quiet and clean air. The property is definitely worth your attention, Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 17772

### Additional contact info

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