

ISTRA, ROČ - Hostel - stambeno-poslovna zgrada 550 m2, Buzet, 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
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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, ROČ - Hostel - stambeno-poslovna zgrada 550 m2
Property for:	Sale
House type:	semi-detached
Property area:	550 m ²
Lot Size:	550 m ²
Bedrooms:	12
Bathrooms:	6
Price:	329,000.00 €
Updated:	Jun 10, 2024

Condition

Built:	1908
Last renovation:	1998

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Buzet
City area:	Roč
ZIP code:	52420

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Number of parking	4
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spaces:

Description

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ISTRIA, ROČ - Residential and commercial building 550 m2 Roč is a small, typical Istrian town, although not because of its size, since only 150 people live there, but because of its rich cultural heritage that attracts many visitors throughout the year. Roč, like other historic Istrian towns, is located on top of a hill and is only 8 kilometers away from Buzet. It is hard to resist its special beauty. Perhaps it would be known only as another romantic town from the tourist guide if it were not for the extraordinary cultural heritage that is based on the Glagolitic script - the most important Glagolitic graffiti of medieval Istria, the Ročki Glagolitic alphabet, was discovered there as not only the oldest, but also the most complete alphabet with 34 letters. And it is precisely in the interesting Roč that this property is located, full of details from history and preserved frescoes. The total living area of this property is spread over three floors, making a total living area of 550 m2. In the basement there is a tavern with a total of 3 rooms that can be arranged as desired and a boiler room. On the ground floor there are two larger business spaces, one of which is intended as a grocery store, and the other as a restaurant. The internal stairs lead to the first floor, where there is a studio apartment with its own entrance, which contains a kitchen, a toilet and a bedroom. There are also two storage rooms, a kitchen with a living room and 4 bedrooms and a toilet. The building is located on a plot of 550 m2 and contains a beautiful fenced garden with an outdoor fireplace. Since the town of Roč is known for interesting events and facilities, such as hunting, hiking and climbing, and tourism takes place both in the summer and winter months, this facility is a perfect opportunity that can provide the future owner with a good income. Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 15756

Additional contact info

Reference Number: 576682
Agency ref id: 15756