

## ISTRA, GRAČIŠĆE - Kuća u samom centru naselja, Gračišće, 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  
Phone: 385 51 518 174  
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, GRAČIŠĆE - Kuća u samom centru naselja
Property for:	Sale
House type:	in sequence
Property area:	540 m <sup>2</sup>
Lot Size:	140 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	1
Price:	415,000.00 €
Updated:	Oct 20, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Gračišće
City area:	Gračišće
ZIP code:	52403

### Permits

Ownership certificate:	yes
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### Description

Description:	<p>Gračišće is the center of the municipality of the same name in an area of about 1500 inhabitants. The preserved landscape has encouraged several households to start engaging in rural tourism, and the traditional commitment to wine production has degenerated into an already traditional annual exhibition. The beauty and uniqueness of cultural and historical heritage monuments in the preserved landscape are the greatest value of Gračišće, which is visited by more and more curious people every day, not only at the Wine Festival of Central Istria, Vidovo or the Festival of Accordion Players, but also by enthusiasts. the ancient city is fed with serenity. One of the striking features of Gračišće is its urban structure: the division of the once walled city into quarters, and each of them has its own square with a church. In Gračišće, on the square itself, a house is for sale, which spreads over four floors with a total area of 568 m<sup>2</sup>, 142 m<sup>2</sup> per floor. The old autochthonous, stone, Istrian house dates back to around 1556. On the ground floor there is an entrance with a large spacious hallway from which there is an exit to the back yard. The ground floor also has a renovated bathroom and a staircase leading to the upper floors. The first floor consists of four spacious rooms, two large hallways and a toilet. The second floor consists of five spacious rooms, two</p>
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hallways and also a small toilet. The attic also has a total area of 142 m<sup>2</sup>. The building has a large yard behind the house, which is surrounded by an Istrian dry stone wall and has a separate entrance from the main road and the second entrance through the hallway. The house needs a complete renovation and is suitable for conversion into a hotel or a facility of similar purpose. Dear clients, 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: 14679

### Additional contact info

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