

## ISTRA, GROŽNJAN - Kuća s predivnim pogledom, Grožnjan, 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, GROŽNJAN - Kuća s predivnim pogledom
Property for:	Sale
House type:	detached
Property area:	287 m <sup>2</sup>
Lot Size:	1300 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	3
Price:	669,000.00 €
Updated:	Jul 25, 2024

### Condition

Built:	2000
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Grožnjan
City area:	Grožnjan
ZIP code:	52429

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	3

### Description

Description:	ISTRIA, GROŽNJAN - House with a beautiful view The medieval town of
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Grožnjan is a hill surrounded by terraces of olive groves and vineyards. Once an important Venetian fortress and regional center, Grožnjan is today a city of artists and one of the most desirable destinations for creative vacations. As in other places within Istria, the Mediterranean and continental climates intertwine here, so the living conditions are extremely favorable. It consists of 11 settlements. Near Grožnjan, a detached house for sale with a spacious garden and open views of Grožnjan and the Istrian hills. The house area is 287m<sup>2</sup>. On the ground floor there is an apartment consisting of two living rooms, kitchen, two bedrooms and two bathrooms. In addition to the apartment on the ground floor there is a tavern with a fireplace intended for socializing. Upstairs there is another apartment consisting of an entrance hall, living room with kitchen, two bedrooms, bathroom and balcony with a beautiful and open view of Grožnjan and the beautiful Istrian landscape. The house also has a basement with a garage. From the basement you go to the basement, which can be used for many purposes. From the basement you can go out on the street below the house. The house is heated by gas central heating, gas heaters connected to the boiler and air conditioning. The house has its own spacious garden of 1306m<sup>2</sup>, which includes a parking space. The house is located in a quiet location, and nearby is the famous Istrian town of Grožnjan, numerous wineries, restaurants, agritourisms, promenades, bike trails and various other interesting facilities. Given the interesting location and proximity to various facilities, the house is ideal for family life and for vacation and tourism. 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: 12743

## Additional contact info

Reference Number: 577387  
Agency ref id: 12743