

## ISTRA, LIŽNJAN Kuća s garažom i konobom! PRILIKA!, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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, LIŽNJAN Kuća s garažom i konobom! PRILIKA!
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	187,000.00 €
Updated:	Sep 17, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Ližnjan
City area:	Ližnjan
ZIP code:	52204



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Garage:	yes
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### Description

Description:	<p>ISTRIA, LIŽNJAN House with garage and tavern! OPPORTUNITY! In a great location in the center of Ližnjan, a 3-minute drive to the first beaches, a house for partial renovation is for sale! The house extends over 3 floors. On the ground floor (81 m<sup>2</sup>) there is a kitchen, living room, pantry, and bathroom. The stairs lead to the first floor where there are 3 bedrooms. The last floor is an attic space with a view of the sea and is arranged in such a way that 2 large rooms can be made.</p> <p>ADDITIONAL INFORMATION: - the house has a new roof - the property is of stone construction - 30 meters from the house is a yard of 120 m<sup>2</sup>, which in nature is a farm yard with a garage of 30 m<sup>2</sup> - there is a tavern on the lower side - proper ownership and use permit For more information: 095 388 1059 Dear clients, the agency commission is charged in accordance with the General terms and conditions of business: <a href="http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja">www.dux-nekretnine.hr/opci-uvjeti-poslovanja</a> THE HOUSE CONSISTS OF A GROUND FLOOR OF 81 M<sup>2</sup> WITH A KITCHEN, ROOM-PANTRY, BATHROOM AND LIVING ROOM LIVING ROOM, ON</p>
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THE FIRST FLOOR THERE ARE 3 BEDROOMS A TOTAL OF 81 M2 AND ON THE SECOND FLOOR AN ATTIC WITH A NEW ROOF WHERE 2 LARGE ROOMS CAN BE CREATED, VIEW OF THE SEA FROM THE ATTIC. THE HOUSE IS OF STONE CONSTRUCTION. ON THE 30M AXIS OF THE HOUSE, THERE IS A 120M2 COURTYARD WITH A 30M2 GARAGE AND ON THE BOTTOM SIDE OF THE Tavern. POSSIBILITY OF BUILDING AN APARTMENT OF APPROXIMATELY 60M2 FLOOR FLOOR AT THE Tavern AND GARAGE. VISIBLE SEA FROM THE GARAGE. PROPER OWNERSHIP AND USE PERMIT. ID CODE: 28675

### Additional contact info

Reference Number: 579823  
Agency ref id: 28675