

## Brtonigla, samostojeća kuća s pogledom na more !, Brtonigla, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Brtonigla, samostojeća kuća s pogledom na more !  
Property for: Sale  
House type: detached  
Property area: 169 m<sup>2</sup>  
Lot Size: 760 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 10  
Bathrooms: 2  
Price: 490,000.00 €  
Updated: Apr 23, 2024

#### Condition

Built: 1978

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Brtonigla

City area: Brtonigla  
ZIP code: 52474

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes

## Description

Description: Brtonigla, detached house with a sea view! At the very entrance to Brtonigla is this spacious detached house with a fenced yard of 760m<sup>2</sup>. The house is extremely well-built, well-maintained, and as such is ready for immediate occupancy! The roof was insulated and renovated in 2022. It consists of a ground floor with a gross area of 137m<sup>2</sup>, a first floor and an attic of 114m<sup>2</sup>. On the ground floor there is a tavern, living room and dining room, bedroom, bathroom, kitchen, garage and covered terrace. It can function as a separate entity. An external staircase leads to the first floor and a large covered terrace with an open view of the blue Adriatic and the greenery of the surrounding olive groves. The first floor consists of an extremely bright living room, dining room, kitchen, bathroom, two bedrooms and a porch from which you can go to the attic. In the attic there is the possibility of arranging a separate studio apartment. The house offers an open view of the sea and the surrounding olive groves, and all amenities necessary for life are within walking distance: bakery, shop, pharmacy, bank, butcher, post office, restaurants, wineries. Due to its location, 10 minutes from the border, 5 minutes from the cities of Umag and Novigrad, this house is ideal both for year-round living and as an investment for tourist purposes. Take the opportunity and invite yourself to visit this exceptional property with wide potential ID CODE: 1020-104

## Additional contact info

Reference Number: 595464  
Agency ref id: 1020-104  
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