

## Istra okolica Huma izuzetno šarmantna starina!, Buzet, House



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ulica Maršala Tita 139  
Mobile: 0038598389101  
Phone: 0038551514157  
About us:

Camelia real estate d.o.o. offers a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

## Common

|                |  |
|----------------|--|
| Title:         | Istra okolica Huma izuzetno šarmantna starina! |
| Property for:  | Sale   |
| House type:    | in sequence                                    |
| Property area: | 130 m <sup>2</sup>                             |
| Lot Size:      | 700 m <sup>2</sup>                             |
| Bedrooms:      | 6  |
| Price:         | 78,000.00 €                                    |
| Updated:       | Jul 12, 2024                                   |

## Condition

Built: 1930



## Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Buzet             |
| City area:             | Hum               |
| ZIP code:              | 52420             |

## Permits

Ownership certificate: yes

## Description

Description: Istria, a splendid ancient place with great potential! In an exceptionally peaceful and charming village between Roč and Hum, in one of the greenest areas of Istria and in close proximity to the trail of seven waterfalls and Kotli, this stone antiquity is nestled. The antiquity consists of two stone houses in the shape of the letter L, with the main house having a house number and a usage permit, while the smaller house is registered as a barn and can also be converted into residential use, adding several hundred square meters of living space to the property. At the back of the property, there is a courtyard of 600 m<sup>2</sup> surrounded by woods and the chirping of birds. The houses require complete reconstruction; however, excellent access and a great location will facilitate any construction work. The electricity connection is active in the small house, while the water source is located just in front of the property. The village is very tame and quiet, with great energy; the nearest store is in Roč, and the main supply center is definitely Buzet. The Slovenian border near

Buzet is only about a 15-minute drive away, while Opatija is about a 35-minute drive, as are most other Istrian towns. Beautiful nature, peace, and a rich gastronomic scene will attract enthusiasts to this part of Istria, and we consider this property a perfect hedonistic oasis with great potential, either as a vacation home or for tourist rental, and it has our highest recommendation! ID CODE: 581

### **Additional contact info**

Reference Number: 606082  
Agency ref id: 581