

ISTRA, ŽMINJ - Prekrasna kamena hacijenda s bazenom!, Žminj, 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
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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, ŽMINJ - Prekrasna kamena hacijenda s bazenom!
Property for:	Sale
House type:	semi-detached
Property area:	220 m ²
Lot Size:	1000 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	780,000.00 €
Updated:	Jun 28, 2024

Condition

Last renovation:	2017
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Žminj
City area:	Krničari
ZIP code:	52341

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	5
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Description

Description:	ISTRIA, ŽMINJ - Decorated family stone hacienda with a swimming pool,
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consisting of two stone houses We present a unique Istrian hacienda consisting of two stone houses with a swimming pool and a large garden not far from the center of Istria, the historically important Žminj. This spacious property consists of a total of 220 m², and provides its future owners with the maximum level of comfort, as well as numerous additional options. **PROPERTY DESCRIPTION:** This quality and highly valuable family hacienda consists of two connected stone houses. One of the houses has been completely renovated and is currently used as the owner's private house and as a rental property. The house includes the ground floor and the first floor. The ground floor of the house consists of a comfortable and spacious living room and dining room, slightly separated equipped kitchen and bathroom. From the living room there is an exit to a larger covered summer terrace, ideal for gatherings and entertainment, as well as a spacious swimming pool and landscaped garden. On the first floor of the house there are three beautifully decorated, air-conditioned bedrooms, a bathroom and an additional toilet. The second house is almost finished, most of the finishing works remain inside the house, and it consists of a total of 100m² of living space, which is divided into three levels, ground floor, first floor and attic space. On the ground floor of the house there is a large tavern ideal for entertaining friends and family, while the rest of the living space extends through the first and second floors (high attic space). This house offers its future owners the opportunity to arrange the space themselves according to their needs and wishes. The first floor of the house is planned as a living room with a kitchen and a dining room, which also has its own access to a private terrace and a covered part of the green yard, which is hidden from view from the other house. The second floor of the house is planned as a sleeping area with two bedrooms and one bathroom. This property offers numerous possibilities to its future owners, in terms of the purpose of the facilities. So, for example, one of the houses can represent your private property, while the other house can be used as a tourist rental property with a safe return on investment. It is also possible to connect objects into one larger object in order to gain more space. **DESCRIPTION OF THE GARDEN:** The hacienda is located on a plot completely fenced with a high dry wall, which means that you can carefree enjoy maximum privacy and peace on the spacious plot of 1000m². In addition to everything mentioned, we must also point out that the real estate is surrounded by land on which construction is not possible, which affects the special feeling helped by the natural greenery and slightly wooded landscape. On this private garden, which is accessed through a cast iron gate, there is enough parking space for 5 or more cars, there are also beautifully landscaped green areas with a smaller children's playground for the carefree play of the youngest members of your family. In addition to everything mentioned, there is also a spacious sunbathing area in the garden, as well as a beautiful swimming pool of 34 m². The renovation of the house was completed in 2016, and since 2017 the house has been used for tourist purposes and generates stable income from tourism. The orientation of the house is towards the west, which allows you to enjoy beautiful sunsets. This property represents an excellent investment for long-term tourism. It is located in a good location, only 2.5 km away from the highway, and Rovinj and the sea are only 20 km away. Home

ownership is 1/1, no encumbrances, giving you peace of mind and security when buying. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30479

Additional contact info

Reference Number: 609396

Agency ref id: 30479