

## ISTRA, KRŠAN - Rustikalna vila na prekrasnom imanju, Kršan, 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  
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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, KRŠAN - Rustikalna vila na prekrasnom imanju
Property for:	Sale
House type:	detached
Property area:	183 m <sup>2</sup>
Lot Size:	2825 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	730,000.00 €
Updated:	Oct 04, 2024

### Condition

Built:	1926
Last renovation:	2017

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kršan
City area:	Kršan
ZIP code:	52232



### Description

Description: ISTRIA, KRŠAN - Rustic villa on a beautiful property In the vicinity of Kršan, this authentic old villa is for sale, which with its design and a handful of contents is breathtaking at first sight. The villa was built in 1926 and completely renovated in 2017. Both outside and inside, it is decorated with exceptional style and attention to detail that combines wood, stone and steel in a beautiful combination for a comfortable and functional life. The villa has a total area of 183 m<sup>2</sup> of living space which extends to the ground floor and first floor. The ground floor consists of a comfortable living room, fully equipped kitchen and dining room. There is also a guest toilet and laundry. In the continuation of the ground floor, with a separate entrance, there is another bedroom with bathroom. Upstairs are three comfortable bedrooms, each with its own bathroom. The issue of heating and cooling is solved by a beautiful fireplace located in the living room, and air conditioners that are installed in all bedrooms. The interior design in all rooms perfectly complements the indigenous spirit of this beautiful property and creates the ideal atmosphere for a perfect vacation or luxurious family life. The garden is 2825 m<sup>2</sup>, fenced and has two accesses - one to the open parking for two cars and

the other, covered parking with an automatic gate for two more cars. In addition to a handful of various facilities such as a beautiful summer kitchen with a bread oven and barbecue, two swimming pools - one larger than 54 m<sup>2</sup> and one smaller, children's 9 m<sup>2</sup>, tennis court with auxiliary facility and beautiful terraces with beautiful views, concept the garden offers both privacy and peace. Also, the garden is beautifully landscaped and maintained with planted Mediterranean plants and an orchard with various fruit trees. A house that certainly stands out in the offer and has a well-established tourist rental business during the season, which the new owner has the opportunity to take over and continue. The location is well connected with the paved access road, 4 km away to the first shop, bakery, cafes, restaurants, schools, kindergartens and clinics, and 3 km to the medieval town of Pićan. Dear clients, 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: 30636

### Additional contact info

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