

## Umag-okolica,prekrasna Istarska Stancija na 4060m2 3 km od mora, Umag, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
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Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Umag-okolica,prekrasna Istarska Stancija na 4060m2 3 km od mora  
Property for: Sale  
House type: detached  
Property area: 124 m<sup>2</sup>  
Lot Size: 4036 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 1  
Price: 600,000.00 €  
Updated: Nov 13, 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Umag  
City area: Umag  
ZIP code: 52470

### Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes

Number of parking spaces: 4

## Description

Description:

Istria, stone house A beautiful stone house for sale in the Istrian landscape with a view of the landscape. The house is located in a quiet location surrounded by greenery. It is located 2400 m from the sea and 4 km from the town of Umag. This high stone house with a total area of 124 m<sup>2</sup> with a garden, extends to the ground floor and attic. The ground floor has a living room with fireplace, dining room, kitchen, 2 bedrooms and a bathroom. From the living room there is direct access to the terrace. In the attic there is one bedroom and one additional room. In the yard of the house with a total area of 30 m<sup>2</sup> there is a covered summer kitchen with fireplace and Istrian stone bread oven in operation. The house has several private parking spaces and a garage of 50 m<sup>2</sup> and additional storage. The plot with a total area of 4030 m<sup>2</sup> is completely surrounded by a stone wall with both faces, of which 2500 m<sup>2</sup> is additional building land. There are several olive, fig, khaki and mulberry trees on the plot. Quiet and beautiful location surrounded by greenery makes this property an ideal opportunity for anyone looking for a beautiful stone house in the Istrian style that can be adapted for both family life and for tourist purposes. Ownership tidy. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. ID CODE: 375

## Additional contact info

Reference Number: 613212

Agency ref id: 375

Contact phone: 091 784 8083