

Istra, blizu Huma - kuća usred šume 140m², Buzet, House



Seller Info

Name: Agencija Angelus nekretnine
First Name: Agencija
Last Name: Angelus nekretnine
Company Name: Angelus nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://www.angelusnekretnine.hr>

Country: Croatia
Region: Grad Zagreb
City: Zagreb
ZIP code: 10000

Address: Vlaška ulica 72
Mobile: +385 91 482 6401
Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of each of our employees

contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556

Bank and account number:
HR5124020061100902550
Base capital: 20.000 kn
Board members: Anastazija
Darijević

Listing details

Common

Title: Istra, blizu Huma - kuća usred šume 140m2
Property for: Sale
House type: detached
Property area: 140 m²
Lot Size: 7297 m²
Bedrooms: 6
Bathrooms: 4
Price: 290,000.00 €
Updated: Jun 05, 2024

Condition

Built: 2021

Location

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



Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Description

Description: LOCATION: The building is located only 3.5 km from the smallest town in the world, Hum. In the middle of nature, surrounded by forest and greenery, in a quiet location only 300 m from the paved road, the last stage of the property is accessed by a white road. Distance from Pula airport is 84 km, from Venice airport 214 km. The sea is 37 km away, while the first shop is 6 km away. The location is 12 kilometers from the entrance to the Istrian Y - highway. DESCRIPTION: This property was built as a reconstruction of an already existing building within the old

village that was displaced and abandoned a long time ago. The old house was completely demolished and a thorough reconstruction of the building was started from the ground up. Therefore, the new building was built using new and modern materials, the mezzanine structure was made of joists and brick fillings, and concreted as well as the roof structure. The building has all the necessary permits, a building permit, and the ownership is clean - 1/1. The ground floor of the house consists of a kitchen, dining room and living room, with a bedroom and 2 bathrooms. The first floor has 3 bedrooms, two of which have their own bathroom. On the ground floor there is also an additional unit of 25 m² intended for an outdoor kitchen or tavern, as well as a storage room and toilet. A large overflow pool is planned in front of the summer kitchen (see the projections in the pictures), which blends perfectly with the greenery and the environment of the picturesque area. House is under construction and is being sold as this, you can design it according to your own preferences. In addition to the living space, there is also an additional 7,297 m² of land that is included in the price, so you can try your hand at farming, planting olives or other crops. If you want to escape from everyday fast-paced life, engage in tourism in the form of rentals and rural tourism, or just invest your money in a smart way, this is an excellent opportunity for that. There is a possibility of reconstruction of more buildings on the land. The area is extremely interesting because it is located near Kotli - a settlement within the City of Buzet, Istrian County. The Mirna river flows through the village, falling in beautiful waterfalls. There used to be two water mills, one of which has been partially restored today. It got its name from a hollow in the rock formed by water inside the streambed, which resembles a cauldron and is called "kotal" according to the dialect. Nearby is the smallest town in the world - Hum. For all questions and information or to arrange an appointment for a real estate inspection, contact us today, and you can view our General Terms and Conditions at the link <https://angelusnekretnine.hr/o-nama>. ID CODE: 5110

Additional contact info

Reference Number: 614472
Agency ref id: 5110