

## Kuća sa poslovnim prostorom u centru Grožnjana!, Grožnjan, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Kuća sa poslovnim prostorom u centru Grožnjana!  
Property for: Sale  
House type: detached  
Property area: 168 m<sup>2</sup>  
Number of Floors: 4  
Bedrooms: 5  
Bathrooms: 2  
Price: 420,000.00 €  
Updated: Jul 03, 2024

#### Condition

Built: 1968

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Grožnjan  
City area: Grožnjan

ZIP code: 52429



## Additional information

Energy efficiency: In preparation

## Description

Description:

Istria, Buje, Grožnjan An old Istrian terraced house for sale, the house is located in the very center of beautiful Grožnjan. The house consists of a ground floor, where there is a business space and 2 bathrooms, on the first floor there is a living room and a kitchen, through the internal stairs we reach the second floor where there are two bedrooms, on the third floor there are two more bedrooms, from one room offers a beautiful view over the roofs of Grožnjan and in the distance you can see the sea. From the other rooms there is a view of the stone houses and streets of the old town of Grožnjan, which gives the house additional charm. There is also an attic that can be raised in accordance with the regulations of the city, by raising the attic you can make an additional room or some other content. The parking lot is used by the town of Grožnjan and is in the immediate vicinity of the house. The property offers a lot of potential as an investment, business space and 4 bedrooms with a loft, offer room for additional income from an increasingly sought-after location. The house is in the very center and in a great location. The house requires adaptation and certain works, electricity, water and septic tank are in operation. Heating is with a wood stove, and cooling is with an air conditioner. In the immediate vicinity there are well-known wineries, agritourisms, restaurants, promenades, bicycle paths and all other additional facilities that would enhance the stay in the property. The nearest town Buje is 8 kilometers away, the border with Slovenia is only 15 kilometers away, and the nearest beach is 19 kilometers away.  
ID CODE: 1034-53

## Additional contact info

Reference Number: 621892  
Agency ref id: 1034-53  
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