

## Dizajnerska kamena kuća, Kršan, House



### Seller Info

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City area: Labin  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Dizajnerska kamena kuća  
Property for: Sale  
House type: detached  
Property area: 105 m<sup>2</sup>  
Lot Size: 1295 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Price: 420,000.00 €  
Updated: Jul 12, 2024

## Condition

Last renovation: 2024

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: A+



## Parking

Number of parking spaces: 3

## Description

Description: Istria displayed its wonderful charms in a blossoming Mediterranean garden, on the slopes of the Alps as if on a throne. The Adriatic Sea spread out in front of her like a blue carpet, and jewels lined the coast: Umag, Novigrad, Poreč, Vrsar, Rovinj, Pula, Rabac... The necklace for which Istria is both famous and famous. But we invite you to discover more hidden places. One of them is Kršan, a small place not far from the sea. Newly adapted and upgraded authentic Istrian house that is a perfect example of a combination of modern and traditional architecture with interior decoration that exudes the warmth of rustic and comfortable living. Respecting the Istrian architecture, a real little paradise and hedonistic corner with a functional interior and exterior was created from an old dilapidated stone Istrian house. All surfaces in the house and the pool are coated with Epoxy microcement, and 10 cm thick stone wool was used for insulation. What makes this Istrian stone beauty an ideal place for vacation even outside the summer season are the frameless sliding rocks that create an experience of complete openness that gives your space even more light and touch with nature. The house consists of an open space kitchen, dining room and living room and one toilet and storage room on the ground floor and two nice bedrooms with attached bathrooms on the first floor.

Next to the house there is a summer kitchen of 15m<sup>2</sup>, an additional object of 14m<sup>2</sup>, designed for a sauna, and a swimming pool (7.5x3.5). The house is located on a spacious plot of land of 1295m<sup>2</sup> and the front part of the plot is bordered by a high dry wall. The house is sold unfurnished and without air conditioning, and the final phase of the pool, sunbathing area and garden is needed. ID CODE: 1633

### Additional contact info

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