

## Istra, Grožnjan, okolica - autohtona istarska kamena kuća sa 60 000 m2 zemljišta, Grožnjan, 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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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: Istra, Grožnjan, okolica - autohtona istarska kamena kuća sa 60 000 m2 zemljišta  
Property for: Sale  
House type: in sequence  
Property area: 140 m<sup>2</sup>  
Lot Size: 240 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 1  
Price: 250,000.00 €  
Updated: Sep 20, 2024

### Condition

Built: 1950

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Grožnjan  
City area: Grožnjan  
ZIP code: 52429

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: Istria, Grožnjan, surroundings For sale is an older autochthonous Istrian house (for restoration), the first in a row, with a spacious agricultural land of 60,000 m<sup>2</sup>, located in a quiet, idyllic location, surrounded by the beautiful Istrian landscape. The house with land is located in a beautiful, quiet and charming hamlet 3 km from Oprtalj, and 15 km from the beautiful Istrian town of Grožnjan. The house consists of a ground floor + 2 floors with a total area of 140 m<sup>2</sup> with 2 auxiliary buildings in the yard - a total area of 254 m<sup>2</sup>. The residential part consists of 3 bedrooms, a kitchen, a dining room, a hall, a corridor, a staircase and a storage room under the stairs. The land consists of several agricultural parcels with a total area of approx. 60,000 m<sup>2</sup> (6 hectares), it is accessed by an asphalt access road and has a planned auxiliary building with an area of 21 m<sup>2</sup> Electricity and water are located in the immediate vicinity of the land. The house needs to be renovated, although with certain repairs and alterations, it is habitable even in its current condition. It has electricity, water, telephone and public lighting. An attractive location known for top gastronomy, wines, clean and untouched nature, bicycle paths makes this land an ideal opportunity for investments of various purposes. This unique property with huge potential is a perfect opportunity to invest and build an attractive house in the Istrian style, suitable for vacation, residence or rental for tourist purposes. Ownership in order. Dear clients, it is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. NOTE: We are not responsible for possible errors, but we want to be as precise and accurate as possible AGENCY ID CODE: 1196 ID CODE: 1196

## Additional contact info

Reference Number: 633155

Agency ref id: 1196