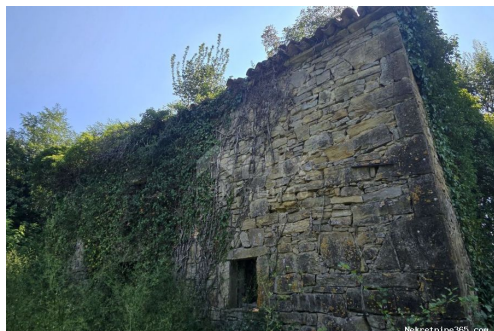


## ISTRA, KRŠAN - Imanje za adaptaciju na osami, Kršan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, KRŠAN - Imanje za adaptaciju na osami
Property for:	Sale
House type:	detached
Property area:	431 m <sup>2</sup>
Lot Size:	10352 m <sup>2</sup>
Bedrooms:	3
Price:	170,000.00 €
Updated:	Nov 21, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	7
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### Description

Description:	<p>ISTRIA, KRŠAN - Property for renovation in a secluded area Kršan is a municipality located in the greenery of eastern Istria. It lies southwest of the Učka Nature Park, and consists of several settlements. It can boast of a rich cultural and historical heritage that in some places dates back to the 11th century, starting from the Krsna Kaštela, where the Istrian Divorce was found, through the Plomin church of St. George the Old, which hides the oldest known Glagolitic inscription – the Plomin inscription, of the western massifs of Učka and the Kožljak castle, the Romanesque church of St. Kirina and frescoes from the 15th century with details depicting the dedication of the famous painter Albert, the town of Čepić and the lake of the same name that dries up and turns into arable fields or from the youngest settlement in Istria - Potpićna. Within the municipality of Kršan, a beautiful secluded property is for sale! The estate covers 4,597 m<sup>2</sup> of construction land and consists of 3 residential buildings that require complete adaptation and two outbuildings. The total area of all 5 buildings is 431 m<sup>2</sup> in floor plan, but since</p>
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the entire yard is for construction, the new owner has the option of additional upgrades, construction of a swimming pool, construction of other auxiliary buildings, and additional houses. The settlement is located in complete seclusion, and by buying a property you become the owner of the entire village, which sounds really incredible! The construction part is 4,597 m<sup>2</sup>, and the agricultural part is 5,755 m<sup>2</sup>. Electricity is available in the neighboring settlement, the nearest electricity pole is 120 meters away. Unfortunately, the city's water supply was not carried through this, nor through the neighboring settlements, so the construction of a cistern or the construction of a well is necessary. To dispose of waste water, it is necessary to build a septic tank. An asphalted road leads to the property. There is a possibility of buying agricultural lands located right next to this property. A unique property on the market! Opportunity! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32555

### Additional contact info

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Contact phone: +385 95 825 4533