

## ISTRA, ŽMINJ - Kameno istarsko imanje u savršenom stanju, Žminj, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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, ŽMINJ - Kameno istarsko imanje u savršenom stanju
Property for:	Sale
House type:	detached
Property area:	320 m <sup>2</sup>
Lot Size:	958 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	1
Price:	315,000.00 €
Updated:	Sep 04, 2024

### Condition

Built:	1930
Last renovation:	2014

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Žminj
City area:	Žminj
ZIP code:	52341

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking	7

spaces:

## Description

Description:

ISTRIA, ŽMINJ - Family stone Istrian property in perfect condition, ready for renovation and new memories! We present this high-quality and recently renovated Istrian stone property consisting of three main buildings and several auxiliary buildings, located in a small settlement of only a few family houses and new holiday villas. It is an older Istrian stone estate located on a spacious plot of land, which offers its new owners numerous possibilities and opportunities for renovation and adaptation to their needs and wishes. **DESCRIPTION OF THE PROPERTY:** This property thus consists of approximately 320m<sup>2</sup> of living space, which is divided into the main house with two floors, then two additional buildings that are attached to the main house. The main house consists of a ground floor, a first floor and an attic space. The ground floor has an entrance hall that divides the space into two parts, the first part consists of one space with a kitchen, living room and dining room, while the second part of the ground floor hides the first bedroom and a spacious bathroom. The internal staircase leads to the first floor of the house, where there are 3 comfortable bedrooms and an exit to the terrace, which can be used as an ideal terrace for relaxation and entertainment. Further down the same staircase we access the attic part of the house, where there is enough space for additional bedrooms and the like. From the ground floor of the main house there is access to a larger and fully covered terrace, ideal for relaxing during an active day, from the same terrace there is access to the front part of the landscaped garden, where the first auxiliary stone building is hidden. The same building is currently used as a summer kitchen with seating or actually as a small tavern. Then, next to the main house, there is an additional building attached, which is currently used as a wine and tillage equipment storage, and which can be used as an additional residential unit. The last, and thus the third building in the series, is a storage room and a garage that can be easily converted into an additional residential unit, SPA area or similar. On the land where this Istrian property is located, there is a spacious garage sufficient for parking two cars, then a studio with an additional summer kitchen decorated with an original Istrian fireplace. There are also accompanying smaller buildings that were once used to house animals.

**ADDITIONAL INFORMATION:** \* The ownership of the property is in order, 1/1 owner, no encumbrances, the property has all the necessary documentation with all legalized facilities. \* The house is sold in its current condition, with all the inventory, without the owner's private belongings. \* The house has great potential for all those who are looking for rare properties that offer numerous possibilities to future owners. \* In addition to the property, future owners have the opportunity to additionally purchase building plots located next to the house. \* The price is not fixed. For any additional questions, necessary information or wish to organize an appointment for viewing the land, the location of the land and all the necessary documentation, please feel free to contact us at any time. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33004

## Additional contact info

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