

## Istra Žminj okolica lijepa kamena kuća!, Pićan, House



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ulica Maršala Tita 139  
Mobile: 0038598389101  
Phone: 0038551514157  
About us: Camelia real estate d.o.o. offers

a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

## Common

Title:	Istra Žminj okolica lijepa kamena kuća!
Property for:	Sale
House type:	in sequence
Property area:	135 m <sup>2</sup>
Lot Size:	300 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Price:	255,000.00 €
Updated:	Oct 08, 2024

## Condition

Built: 1930

## Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Piće
City area:	Sveta Katarina
ZIP code:	52332

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes



## Parking

Number of parking spaces: 3

## Description

**Description:**

Istria Charming Stone House with a Courtyard! In central Istria, in its central eastern part, is this rustic stone house for sale, which we are mediating. The house is fully equipped and has a very beautiful interior reminiscent of the times of our grandmothers. This stone beauty spans three floors with a total area of 135 m<sup>2</sup>. The tavern on the ground floor, about 50 m<sup>2</sup>, has a separate entrance, a small kitchen, and a toilet, currently serving as a room for gatherings. An external staircase leads to the first floor/outer courtyard, offering a fantastic view of the roofs of surrounding stone houses and the Istrian hills – an ideal place for enjoying the first morning coffee or a glass of wine in the evening. On the first floor, next to the central fireplace and living room, there is also a masonry kitchen, one bedroom, and a bathroom. In the attic of this exceptional house, there is a large sleeping area beneath the wooden beams, featuring two wide beds. Authentic rustic details give this stone beauty a special charm. The heating is central, powered by oil. Although the house is part of a row, it has a large (300 m<sup>2</sup>) enclosed courtyard, separate from the house, with a barbecue and a covered summer kitchen, and the possibility of building a pool, which will provide its future owners with a hedonistic lifestyle. An exceptionally gastronomically rich region, with plenty of cycling and walking trails. Žminj 13 km Pazin 14 km Rabac 23 km This property of exceptional beauty and charm comes with our highest recommendation for all lovers of Istria and rustic properties. ID CODE: 828

**Additional contact info**

Reference Number: 636574  
Agency ref id: 828  
Contact phone: +385 98 389 101