

## Buzet, Roč - Kamena starina s okućnicom, Buzet, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Buzet, Roč - Kamena starina s okućnicom
Property for:	Sale
House type:	in sequence
Property area:	22 m <sup>2</sup>
Lot Size:	47 m <sup>2</sup>
Bedrooms:	1
Price:	45,000.00 €
Updated:	Oct 31, 2024

### Condition

Built: 1900

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Buzet
City area:	Kotli
ZIP code:	52420

### Permits

Ownership certificate: yes



### Additional information

Energy efficiency: In preparation

### Description

Description: The real estate agency Kaiser Immobilien selects from its offer of stone houses a terraced stone house in a small settlement near Roč. The ground floor has a floor plan area of 22 m<sup>2</sup> (data from the cadastre, in reality it has approx. 25 m<sup>2</sup> of internal space) and it has a garden of 47 m<sup>2</sup> (data from the cadastre, in reality it is

approx. 80 m<sup>2</sup>), on which another house once stood and therefore it is a building plot where it would be possible to restore the former building with a former floor plan. The interior space has approximate dimensions of 5 x 5 m (irregular square) and the height from the ground floor to the ridge of the roof is also approx. 5 m. The mezzanine structure is wooden and needs to be replaced, otherwise it is possible to build 2 floors and thereby achieve the total living area of approx. 45 m<sup>2</sup>. The roof was renovated a few years ago. The building was used as a barn and has no water or electricity connection. The electricity pole is located literally a few meters from the house, as well as the water that leads nearby. All buildings in the village must be adapted in agreement with conservators, and the result is a beautiful homogeneous village with a number of historical buildings. The river Mirna flows through the village itself, falling in waterfalls with a renovated mill, the sale of which our agency also mediates (106-023). Today, the settlement is a tourist attraction that is visited by more and more tourists every year, which makes this real estate an extremely interesting investment. A beautiful stone house in a fairytale location in the heart of Istria with potential. Restaurant: 50 m Hum (smallest town in the world): 5 km Shop: 7 km Buzet: 10 km Sea coast (Opatija): 40 km Rijeka airport: 70 km Pula airport: 75 km ID CODE: 101-142

### Additional contact info

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