

## ISTRA, PAZIN - Kamena kuća s konobom u prirodi!, Gračišće, 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, PAZIN - Kamena kuća s konobom u prirodi!
Property for:	Sale
House type:	detached
Property area:	135 m <sup>2</sup>
Lot Size:	555 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	2
Price:	299,000.00 €
Updated:	Oct 16, 2024

### Condition

Last renovation:	2013
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Gračišće
City area:	Gračišće
ZIP code:	52403

### Permits

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

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	5
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## Description

Description:

ISTRIA, PAZIN - Stone family house with tavern in nature in a slightly isolated location! A quality stone family house for sale in a quiet location only 7 km from the center of Pazin! The property is located right next to the forest and nature and is surrounded by several family houses, the location offers future owners maximum peace and privacy! All the necessary facilities for everyday life are located only 7 km away from the property. It is a house that is divided into two units. And that; On the ground floor there is a beautiful restored Istrian tavern with a fireplace, a bathroom and a large, spacious bedroom. The stairs lead to the first floor, where there is a covered terrace with a well whose water is used for watering and maintaining the garden. From the covered terrace we access the second unit, which consists of a smaller hallway, kitchen with dining room and living room, bathroom, and two bedrooms. Heating is provided by air conditioning and a wood stove. **ADDITIONAL INFORMATION;** \* The property dates back to 1827, and was completely renovated in 2013 by the current owners. \* Regardless of the fact that the property is located in a slightly isolated location, it is connected to the city sewer system. \* The total area of the land is 555 m<sup>2</sup>, while the usable area is about 427 m<sup>2</sup>. \* Future owners have enough space to build a pool. \* There are parking spaces in front of and next to the house for approximately 5 cars. This high-quality and completely renovated house can be an ideal choice for an escape from the busy life and of course an investment for renting, since it has a well-established rental business. Ownership 1/1 No Encumbrances. 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: 34155

## Additional contact info

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Agency ref id: 34155  
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