

## Ekskluzivno Kuća na osami, okružena šumom, Žminj, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Ekskluzivno Kuća na osami, okružena šumom
Property for:	Sale
House type:	detached
Property area:	150 m <sup>2</sup>
Lot Size:	2952 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	520,000.00 €
Updated:	Apr 15, 2024

### Condition

Last renovation:	2017
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### Location

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



### Permits

Ownership certificate:	yes
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### Parking

Garage:	yes
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### Description

Description:	Only offered by Dogma. For sale, a unique property located halfway between Žminj and Lindar, ideal for those who seek peace and privacy, and at the same time want to be close to all essential facilities - shops, restaurants and other amenities are only 7 kilometers away. It is a completely renovated antique in 2017, with an area of 115 m <sup>2</sup> , which perfectly combines traditional Istrian charm with modern comfort. The upper ground floor offers a spacious loggia that leads to an open concept kitchen and living room. The kitchen is completely new, and the ambiance is further enhanced by the beautiful stone fireplace, which, in addition to heating, brings warmth and character to the space. Wooden stairs lead to the first
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floor, where there is an entrance hall that separates two spacious bedrooms and a modern bathroom. Next to the house there is a garage that can be used as a storage room, and in the yard there is also a detached tavern, furnished with a kitchen and a stone fireplace, ideal for pleasant moments with family and friends. As part of the tavern, there is also an outdoor toilet, which makes the entire space extremely functional. The plot is surrounded by a stone wall, and part of the yard is paved in the form of a terrace, while the rest is a lawn decorated with carefully selected plants. Next to the house there is an additional plot, fenced with dry wall, decorated with trees and rockery, ideal for enjoying nature. The side plot, also fenced with drywall, has an orchard with a rich variety of fruit trees: plums, quinces, apples, walnuts, jujubes, medlars, pears and vines. This beautiful property exudes warmth and careful landscaping, and the greatest advantage is the complete privacy and peace provided by the forest environment. Ideal for those who want to escape from the hustle and bustle of the city and sink into the harmony of nature. The perfect home for anyone looking for a comfortable but isolated lifestyle in the heart of Istria! Ownership in order. Contact us for additional information and to arrange a viewing of the apartment. - Jenny Pančić +385 98 958 4848 / [jenny.pancic@dogma-nekretnine.com](mailto:jenny.pancic@dogma-nekretnine.com) ID CODE: 1510253

### Additional contact info

Reference Number: 661578  
Agency ref id: 1510253