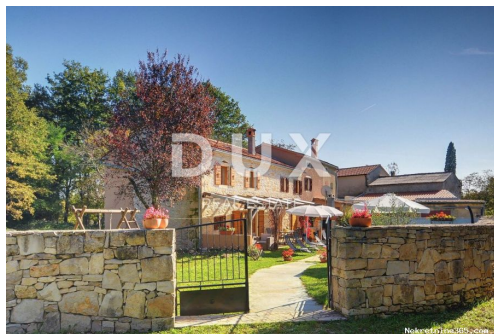


## ISTRA, GRAČIŠĆE- Prekrasna kamena kuća s bazenom, Gračišće, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, GRAČIŠĆE- Prekrasna kamena kuća s bazenom
Property for:	Sale
House type:	semi-detached
Property area:	190 m <sup>2</sup>
Lot Size:	580 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	5
Price:	400,000.00 €
Updated:	Nov 25, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, GRAČIŠĆE - Beautiful stone house with a swimming pool Gračišće developed on the site of an ancient Slavic cult site dedicated to Perun - the god of thunder. The memory of his veneration is preserved in the name of the nearby hill - Perunčevac. In the city, Svantevit was worshiped as Perun's divine person, whose place was later taken by St. Vid, with St. Modest and Cresencija, the patron saint
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of Gračišće parish. Testimonies of the ancient Slavic culture are also preserved in the toponyms of the hilly landscape that can be seen from Gračišće - Perun's town on the mountain. Gračišće, Perunčevac, Dol, Lug and Dumbrova are the toponyms that this region inherited from the ancient Slavs who settled these areas at the beginning of the Middle Ages and built the city - Gračišće - on the cliff above the vast Dol. We are selling a renovated stone house with a pool built at the end of the century. It has been completely adapted and adapted to modern living standards, with new external and internal thermal insulation. It is located in a small, quiet place in the center of Istria. It is surrounded by untouched nature, with only a few inhabitants in the entire area. It is specially positioned in terms of infrastructural connections with the rest of the peninsula and places that offer a handful of tourist attractions, natural beauties and gastronomic specialties. In 30 minutes you can reach the tourist center of Rabac in the far east, the unique town of Rovinj in the west and the first beaches 20 km away. This modernly furnished house has a total area of 190 m<sup>2</sup> and has a garden of 576 m<sup>2</sup> that continues along the forest road. This makes a perfect garden, which in summer creates an ideal natural space for a children's playground or cars. Spacious two-story house with 4 bedrooms on the 1st floor. floor, 3 of which have their own bathroom. On the first floor there is a large kitchen with a bar, a dining room with a living room, a bathroom and a room for fitness and recreational equipment. In the yard there is a large covered terrace, a storage room, a barbecue and a swimming pool for the summer heat. Air-conditioned rooms will be useful even on hot days, and thanks to the thick stone walls, the rooms will stay cooler for longer. You will feel the comfort of the building even in winter thanks to the built-in pellet stove. Although the building is connected, it offers absolute privacy and peace as the last house in the village, already far from other neighbors. 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: 35303

## Additional contact info

Reference Number: 691347  
Agency ref id: 35303  
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