

## PREKRASNA MEDITERANSKA KUĆA, Vodnjan, Maison



### Info vendeur

Nom: Dogma Nekretnine  
Prénom: Dogma  
Nom: Nekretnine  
Nom de l'entreprise: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Pays: Croatia  
Region: Primorsko-goranska županija  
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À propos de nous: DOGMA nekretnine d.o.o. iskusna je i licencirana agencija specijalizirana u prometu nekretnina. U ovome poslu prisutni smo više od 20 godina - od male agencije s tek dvoje zaposlenih dugogodišnjim radom i trudom izrasli smo u trgovačko društvo s preko 80 zaposlenika. U tom razdoblju, svojim radom i odnosom prema klijentima i poslu, postali smo vodeća agencija u Primorsko-goranskoj županiji te vodeća u Hrvatskoj. Agencija trenutno posluje na sljedećim lokacijama: sjedište u Rijeci, F. la Guardia.6, poslovnica u sklopu Tower centra Rijeka, J.P.Kamova 81a (4.kat), poslovnica u Opatiji, Maršala Tita 97, poslovnica u Labinu, Ulica Slobode 3; poslovnica u Umagu, Joakima Rakovca 4 , poslovnica u Puli, Anticova 5 te u Zagrebu, Ulica grada Vukovara 284 (Almeria zgrada D).

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## Détails des annonces

### Commun

Titre:	PREKRASNA MEDITERANSKA KUĆA
Property for:	Vendita
Type Maison:	détaché
Square feet:	236 m <sup>2</sup>
Taille du lot:	1200 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	2
Prix:	450,000.00 €
Publié:	15.04.2024

### Localisation

Pays:	Croatia
Etat / Région / Province:	Istarska županija
Ville:	Vodnjan
City area:	Peroj
Poštanski broj:	52215



### Permis

Permis de construire:	oui
Certificat de propriété:	oui

### Parking

Garage:	oui
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### Description

Information supplémentaire:	Prodaje se odlična obiteljska kuća u Peroju sa prekrasnim pogledom na more. Udaljen je samo 10 minuta hoda do plaže, a svega 300 metara od srca sela. Kuća ima 238 m <sup>2</sup> unutrašnjeg prostora na dvije etaže, garažu, uključujući i 75 m <sup>2</sup> terasa na 3 različite pozicije. U prizemlju se nalazi kuhinja, blagovaona i dnevni boravak, jedna spavaća soba i jedna kupaonica, kao i velika vanjska terasa za blagovanje s izlazom na prostor za roštiljanje. Tu je i sunčana soba. Prvi kat ima još jednu kupaonicu i tri spavaće sobe (jedna s kuhinjom), od kojih svaka ima izlaz na terasu
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s pogledom na more. Osim toga tu je i garaža i konoba ispod kuće, te zatvoreni solarni tuš u vrtu. Kuća ima klimu u donjem dijelu dnevnog boravka i kuhinja/blagovaona i etažno plinsko grijanje. Kuća i okućnica se nalaze na 1200 m2 zemljišta. Na okućnici se nalaze masline, zrele i visoko produktivne mandarine, limun, orah, smokve, trešnje i kaki, plus grožđe i loza kivija iznad velike nadstrešnice za automobil. Ova nekretnina je idealna prilika za one koji traže obiteljsku kuću, kuću za odmor ili kao investiciju. Veliko zemljište pruža mogućnost izgradnje dodatnog objekta/kuće i/ili bazena. This family house in Peroj is a one time opportunity, with beautiful views of the sea from its elevated position. It is only 10 minutes walk to the beach, and conveniently located 300 meters from the heart of the village with its small market, bakery, church and other amenities. There are two blocks of land, each with separate vehicular access, which would allow 2 separate buildings if desired and multiple parking spaces. The house has 238 m2 over two floors including garage and 75 m2 of terraces in 3 different locations. On the ground floor are the kitchen, dining and the living rooms, one bedroom and one bathroom, as well as a large external terrace used for dining with access to BBQ area. There is also a sun room. First floor has another bathroom and three bedrooms (one with kitchenette) all of which have access to terraces overlooking the sea. In addition there is a garage and cellar under the house, and an enclosed solar shower in the garden. The house has air conditioning in the downstairs living and kitchen/dining areas and gas central heating. The house and garden sit on 1200 m2 of land. There are 16 ten-year-old olive trees on the property as well as mature and highly productive mandarin, lemon, walnut, figs, cherry and persimmon trees, plus grapes and Kiwi vines over a large carport at the end of an impressive 30m long tree-lined driveway. The magnificent garden is possible due to a permanent source of ground water pumped from a well in the garden. This property is an ideal opportunity for those seeking a family home or a holiday villa investment. The large land offers the possibility of building a large swimming pool and a second house. The surrounding parcels of land have recently received permission to build apartment buildings to 3 levels which means opportunity for further development on this big piece of land in the future. ID KOD AGENCIJE: IS105910

## Informations de contact supplémentaire

Numéro de référence interne: 441580  
Agency ref id: IS105910