

Podgradina - VILLA imanje 1683m2 bazen! 497000€, Posedarje, Maison



Info vendeur

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 Real estate buying and selling
 Pre-contract and purchase contract consulting
 Verification and coordination of ownership and proprietary status
 Real estate legal verification
 Marketing elaboration and presentation of real
 Expert assessment of real estate value
 Legal services in cooperation with authorized law office
 Official entries in land registry and cadastral records
 Services of all other experts for purchase procedure
 Real estate rental

Real estate maintenance

Reg No.: 100/2016

Détails des annonces

Commun

Titre:	Podgradina - VILLA imanje 1683m2 bazen! 497000€
Property for:	Vendita
Type Maison:	détaché
Square feet:	360.0 m ²
Taille du lot:	1683.0 m ²
Bedrooms:	12
Bathrooms:	4
Cave:	oui
Prix:	497,000.0 €
Publié:	26.10.2024

État

Etat de l'article:	Maintenu
Built:	2003

Localisation

Pays:	Croatia
Etat / Région / Province:	Zadarska županija
Ville:	Posedarje
City area:	Podgradina
Poštanski broj:	23242

Permis

Permis de construire:	oui
Certificat de propriété:	oui

Informations complémentaires

Infrastructure:	Climatisation
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**Parking**

Garage:	oui
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Description

Information	Posedarje - Podgradina - ZD Vila od 330m2 smještena na velikom zemljištu
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supplémentaire:

površine 1683m², okružena prirodom i na potpuno mirnoj lokaciji. Bazen površine 32m² nalazi se u dvorištu ispunjenom ukrasnim mediteranskim biljem. Dva garažna mjesta; jedno u suterenu od 44 m² i drugo površine 26m². Pogled na more! Vila se sastoji od 2 odvojene stambene jedinice. Prva stambena jedinica: - kuhinja, blagovaonica i prostrani dnevni boravak u prizemlju, - 3 spavaće sobe s balkonima, kupaonica i gostinjski toalet na katu. Druga stambena jedinica: - kuhinja, dnevni boravak i 2 spavaće sobe u prizemlju, - 3 spavaće sobe i 2 kupaonice na katu. Suteran - kotlovnica i vinski podrum. Manji objekt/konoba (34m²) i kamin nalaze se u dvorištu. Površina dvorišta iznosi 1683 m². - Video nadzor cijelog imanja, - Solarno grijanje, - Grijanje na pelete, - Izolacija kuće stiroporom debljine 10 cm, - Vrlo kvalitetna gradnja, - Objekt je uredno održavan. Uređeno dvorište sa stablima maslina, raznih agruma i dalmatinskog bilja! Uhodana turistička djelatnost preko cijelog ljeta + iznajmljivanje zimi. Ostale informacije na upit. Agencijska naknada sukladno Općim uvjetima poslovanja. Cjelokupni kupoprodajni proces vođen od strane našeg ovlaštenog Odvjetničkog tima. OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU Posedarje - Podgradina - ZD Villa of 330m² located on a large plot of land of 1683m², surrounded by nature and in a completely peaceful location. The 32 m² swimming pool is located in the yard filled with decorative Mediterranean plants. Two garage spaces; one in the basement of 44 m² and the other of 26 m². Sea view! The villa consists of 2 separate residential units. First housing unit: - kitchen, dining room and a spacious living room on the ground floor, - 3 bedrooms with balconies, bathroom and a guest toilet upstairs. Second housing unit: - kitchen, living room and 2 bedrooms on the ground floor, - 3 bedrooms and 2 bathrooms upstairs. Basement - boiler room and a wine cellar. A smaller building/tavern (34m²) and a fireplace are located in the yard. The area of the yard is 1683 m². - Video surveillance of the entire property, - Solar heating, - Pellet heating, - Insulation of the house with 10cm thick Styrofoam, - Very high-quality construction, - The building is regularly maintained. Decorated yard with olive trees, various citrus fruits and Dalmatian herbs! Well-established tourist activity throughout the summer + rental in the winter. Other information on request. Brokerage fee in accordance with the General Terms and Conditions. The entire purchase/sale process is managed by our authorized law office. TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT! Posedarje – Podgradina – ZD Villa von 330 m² auf einem Grundstück von 1683 m², umgeben von Natur und in sehr ruhiger Lage. Der 32 m² große Swimmingpool befindet sich im Hof voll mit dekorativer mediterraner Pflanzen. Zwei Garagenplätze; eines im Keller von 44 m² und das andere von 26 m². Meerblick! Die Villa besteht aus 2 separaten Wohneinheiten. Erste Wohneinheit: - Küche, Esszimmer und ein geräumiges Wohnzimmer im Erdgeschoss, - 3 Schlafzimmer mit Balkon, Badezimmer und ein Gäste-WC im Obergeschoss. Zweite Wohneinheit: - Küche, Wohnzimmer und 2 Schlafzimmer im Erdgeschoss, - 3 Schlafzimmer und 2 Badezimmer im Obergeschoss. Keller – Heizraum und Weinkeller. Im Hof befindet sich ein kleineres Gebäude/Taverne (34 m²) und ein Kamin. Die Fläche des Hofes beträgt 1683 m². - Videoüberwachung des gesamten

Grundstücks, - Solarheizung, - Pelletheizung, - Isolierung des Hauses mit 10 cm dickem Styropor - Sehr hochwertige Konstruktion, - Das Gebäude wird regelmäßig gewartet. Angelegter Garten mit Olivenbäumen, verschiedenen Zitrusfrüchten und dalmatinischen Kräutern! Gut etablierte touristische Aktivität den ganzen Sommer über + Vermietung im Winter. Weitere Informationen auf Anfrage. Die Maklergebühr gemäß den Allgemeinen Geschäftsbedingungen. Der gesamte Kauf-/Verkaufsprozess wird von unserer autorisierten Anwaltskanzlei verwaltet. BESICHTIGUNG DES EIGENTUMS VERSICHERT 7/7 TAGE NACH VORHERIGER VEREINBARUNG! MAXXIA REAL ESTATE NEKRETNINE Trg Stjepana Radića 25 STARIGRAD PAKLENICA Contact: +385 91 606 0516 +385 (0)23 227 556 (8h-14h radnim danima) info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/>

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