

## Villa s bazenom u srcu Istre, Žminj, Maison



### Info vendeur

Nom: Unikat Immobilien  
Prénom: Unikat  
Nom: Immobilien  
Nom de l'entreprise: UNIKAT IMMOBILIEN  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Pays: Croatia  
Region: Istarska županija  
City: Poreč  
Code postal: 52440  
Adresse: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
À propos de nous: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Détails des annonces

### Commun

|                   |                              |
|-------------------|------------------------------|
| Titre:            | Villa s bazenom u srcu Istre |
| Property for:     | Vendita                      |
| Type Maison:      | détaché                      |
| Square feet:      | 310 m <sup>2</sup>           |
| Taille du lot:    | 3500 m <sup>2</sup>          |
| Number of Floors: | 3                            |
| Bedrooms:         | 5                            |
| Bathrooms:        | 5                            |
| Prix:             | 615,000.00 €                 |
| Publié:           | 04.11.2024                   |

### État

|        |      |
|--------|------|
| Built: | 2015 |
|--------|------|

### Localisation

|                           |                   |
|---------------------------|-------------------|
| Pays:                     | Croatia           |
| Etat / Région / Province: | Istarska županija |
| Ville:                    | Žminj             |
| City area:                | Žminj             |
| Poštanski broj:           | 52341             |

### Permis

|                       |     |
|-----------------------|-----|
| Permis de construire: | oui |
|-----------------------|-----|

### Informations complémentaires

Consommation d'énergie: En préparation

### Chauffage

|                    |     |
|--------------------|-----|
| Chauffage central: | oui |
|--------------------|-----|



## Parking

Nombre de places de parking: 3

## Description

Information supplémentaire:

Ruralna Villa u centralnoj Istri s velikim zemljištem i pogledom na prirodu. Villa je smještena u malom mjestu blizu Žminja u centralnoj Istri. Na prodaju su Villa i zemljišta oko nje od ca. 3.500m<sup>2</sup> ukupno (dio je građevinsko a dio poljoprivredno). U prizemlju se nalazi kuhinja s blagovaonom, dnevni boravak s kaminom te prostor gdje je smješten biljard. Dalje se u prizemlju nalaze dvije spavaće sobe, dva kupatila i WC. Na katu su još dvije sobe, dva kupatila kao i natkrivena terasa. Villa posjeduje podrum koji ima sve pripreme za saunu i jacuzzi. Podrum ima vlastito kupatilo i ovdje se i nalazi prostorija za tehniku. U cijeloj kući osim u spavaćim sobama je postavljeno podno grijanje koje se trenutno ne koristi ali se može staviti u funkciju preko toplinske pumpe koju bi kupac trebao postaviti. Prozori su od PVC-a, škere Ariš, kuća je izolirana u potpunosti i svi prozori imaju komarnice. Bazen je veličine 4x10 i ima pripreme za grijanje i protustrujno plivanje. Kuća se prodaje namještena. ID KOD AGENCIJE: 20

## Informations de contact supplémentaire

Numéro de référence interne: 679706

Agency ref id: 20

Numéro du contact: +385 99 5912785