

HABITO

Istarska 1, 52463 Višnjan

mail: info@habitorealestate.com

web: www.habitorealestate.com

info: +385 95 559 2774 | + 385 95 554 3550



Code :	01393
Location :	Grožnjan
Building size :	50 m ²
Lot size :	11620 m ²
Distance from center :	3500 m
Distance from sea :	20000 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	1
Number of bathrooms :	1
Energy efficiency :	Not specified
Parking lot :	Yes
Basement :	Yes

Price : 390.000 €

Central Istria, Groznjan, Old stone house with yard for sale, attractive building and agricultural land

Just a 5-minute drive, 3.5 km from the center of the beautiful town of Groznjan, is this authentic old stone house, the last in a row.

The house consists of 3 floors (basement, ground floor and first floor), with a total of approx. 50 m².

Right next to the house, 7 m away, there is a building plot of 506 m², which is being sold together with the house and serves as the yard of the property in question.

The land is located on the edge of the construction zone of the settlement.

The land offers a beautiful, open view of the old town center of Groznjan.

An integral part of the property is the agricultural land, which is located immediately near the stone house. The areas of the agricultural land range from 1200 m² - 3700 m² (total approx. 9200 m²)

Also for sale is a beautiful building plot of approx. 1900 m² with open views of Groznjan. The last plot in the construction zone of the settlement!

Due to its surface and shape, the land allows the construction of several residential buildings with swimming pools, making it an excellent investment opportunity.

Contact us for more information and to arrange a viewing of the property.

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.