

House

Grižane-Belgrad, Vinodolska Općina,
Kvarner



Ref	RE-U-31162
Type	House
Region	Kvarner > Novi Vinodolski
Location	Grižane-Belgrad, Vinodolska Općina
Front line	No
Sea view	No
Distance to sea	2800 m
Floorspace	136 sqm
Plot size	100 sqm
No. of bedrooms	4
No. of bathrooms	1
Price	€ 198 000

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House in Grižane-Belgrad, Vinodolska Općina, 7 minutes from the sea!
Total area is 136 sq.m. Land plot is 100 sq.m.

The house is fully furnished and comprises a ground floor, a first floor, and an attic.

The ground floor, constructed from stone, ensures excellent natural insulation during the summer heat. Within this level, there lies a handcrafted stone fireplace, which provides a cozy ambiance during the winter months. The entire house is equipped with stone radiators and electric heating that can be remotely adjusted, allowing one to arrive at a warm, heated home at any time of the year.

The ground floor is of an open-concept design, seamlessly connecting the kitchen, dining area, and living room with the fireplace into one spacious entity. The kitchen, recently renovated, is designed with exquisite taste and fitted with all necessary appliances. Additionally, the ground floor contains a convenient pantry for food and supplies.

On the first floor, there are four rooms, two of which have access to a terrace, while the other two overlook the rear of the house. This floor also houses a bathroom and a WC with a washing machine. The rooms are furnished with beds and wardrobes, with the master bedroom offering added comfort. A large built-in wardrobe is located in the hallway between the rooms.

Stairs from the first floor lead to the attic, which currently serves as a gym or storage space but holds the potential to be converted into a living area. In front of the house, there is a terrace with an awning and space for setting up a table, chairs, and loungers. A similar setup is possible on the first-floor terrace. The courtyard features a built-in grill with a sink and electricity, and there is parking space for 2-3 cars.

The location of the house offers the advantage of proximity to the sea as well as inland destinations like Zagreb, which is 170 km or about a two-hour drive away. The house is situated near one of the oldest and most beautiful resorts on the Crikvenica Riviera, allowing for full enjoyment of nature. The Crikvenica Riviera has been renowned for its health tourism tradition since the 19th century, thanks to the natural healing properties of the sea air, mild Mediterranean climate, and seawater.

The town of Crikvenica is only a seven-minute drive away, offering a market, supermarkets, cafes, restaurants, and beaches. The municipality of Grižane, located in the mountainous area, is also a short drive away, with cultural monuments, cafes, a supermarket, and shops. The house has a cadastral certificate confirming its construction before 1968, and the ownership is clear and unencumbered.

Contact us for more information or to arrange a viewing of this splendid property!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
1456 €

Average price/m² of this type
in this region:
1970 €

Median price/m² of this type
in this region:
2063 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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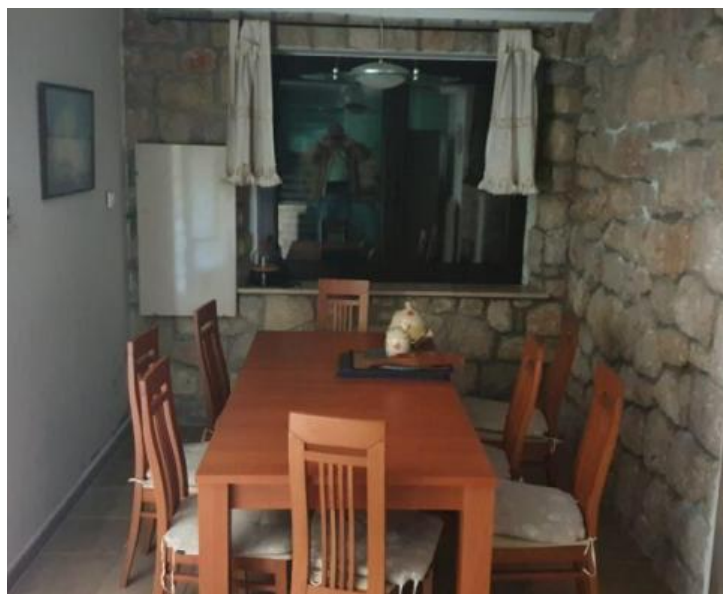
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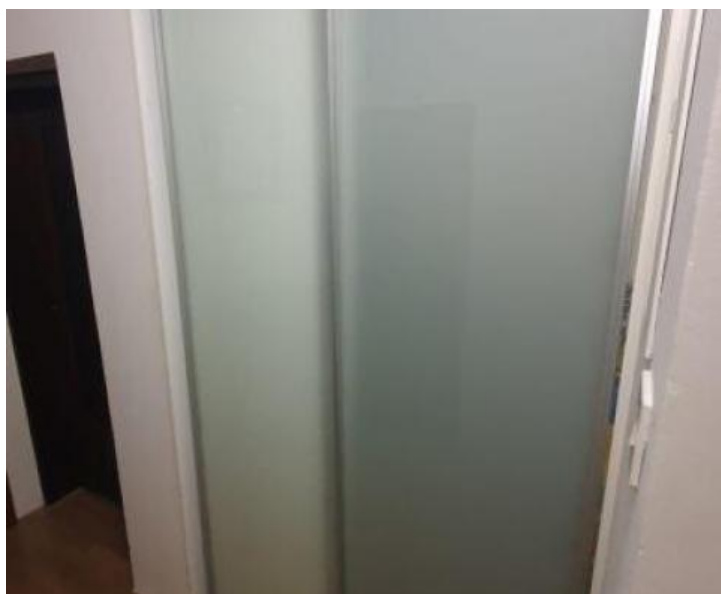
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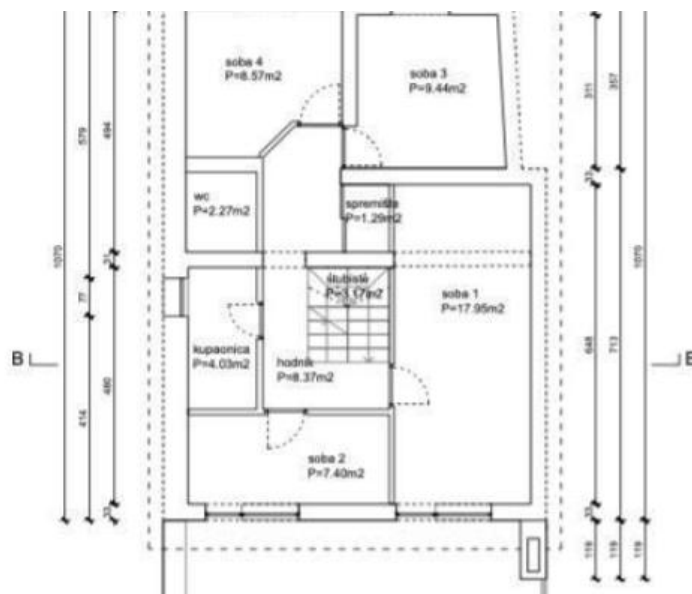
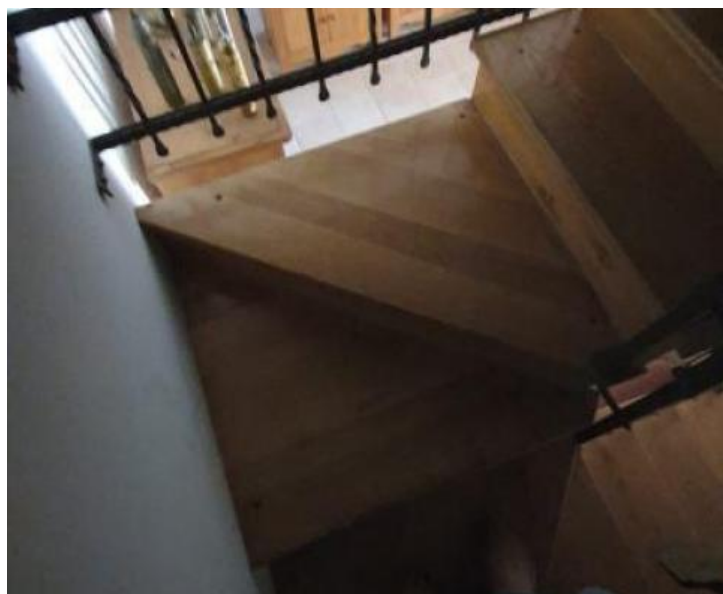
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