

# House

## Grožnjan, Istria



<b>Ref</b>	RE-U-24928
<b>Type</b>	House
<b>Region</b>	Istria › Umag
<b>Location</b>	Grožnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	17000 m
<b>Floorspace</b>	250 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

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House in Grožnjan, very-very special because of it's location and architecture.

Total area is 250 sq.m.

House was built in 1968 in a very traditional style.

Down on the ground floor, there's a cozy cellar with a hearth, currently undergoing a transformation into an apartment with a single bedroom, a kitchen, dining quarters, a sitting room, and a restroom.

As we make our way up to the first floor, you'll find a two-bedroom flat, complete with a kitchen, a dining area, a living room, and a pantry.

Meanwhile, the second floor hosts a one-bedroom apartment with its own kitchen, dining room, spacious living area, and storage. Each of these abodes, along with the cellar, has its very own entrance.

To ward off the chill, the house is heated by wood-burning stoves and oil-fired central heating.

The homestead covers a tidy 395 square meters, featuring a garage and ample parking spaces.

Nestled among family residences and holiday homes, this structure currently serves as a dwelling for family life. However, given its proximity to the picturesque and touristy Grožnjan, it holds the potential to generate income through vacation rentals.

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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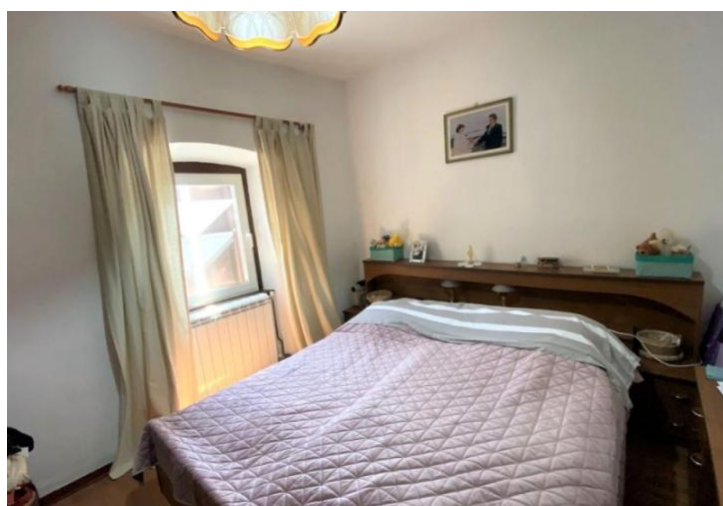


Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



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