



BEAUTIFUL HOUSE WITH GARDEN AND GREAT POTENTIAL FOR DEVELOPMENT

📍 Žminj

🏠 270,000 €
756 €/m²



Certainly, this once rural area is growing and developing slowly into a destination that is increasingly connected to other smaller towns every year, but it certainly still has the charm of that old town and villages that offer a more relaxed way of life. Žminj is a municipality in the heart of Istria, which has 33 settlements and 112 villages. The settlement is also a municipality in western Croatia, which consists of much untouched nature and interior beauty and land in the heart of Istria that are still undiscovered. It is precisely because of these wonderful and valuable sights that it is an increasingly sought-after destination for buying land and building.



Česitica is located in a quieter part, just a few minutes away from the more populated part of Žminj. The property is located along the road and is far enough away from the noise and offers a beautiful view of the greenery. In front of a spacious house of only 200 m² and auxiliary buildings with a total area of 357 m², this property really makes it special. Upon entering the plot, there is a separate, detached building that serves as a cooking and socializing area with a fireplace. The building is functional and has a beautiful appearance, clad in stone like an indigenous house. The main, spacious building in front has a large canopy where you can stay and relax regardless of the weather. Upon entering the house, on the ground floor we have a space with closets and a spacious kitchen that also serves as a dining room and a room that is slightly separated and serves as a living room. On the ground floor there is air conditioning as well as a wood-burning stove in the kitchen. The bathroom is also on the ground floor, it is spacious enough and has a bathtub and a shower cabin. The floors on the first floor are partly wooden and partly tiled. Going to the upper floor, a wooden staircase leads us to a spacious part of the hallway. On the upper part we have the first spacious bedroom where the floors are covered with laminate, and the room is extremely spacious and has a beautiful orientation with a view of the greenery. The other two bedrooms are also spacious and comfortable to stay in. The floors are covered with planks and the view from the window is also of greenery. Along the same hallway that leads us to the bedroom, we also have direct access to the terrace where we have a well and a view of the rest of the plot at the back of the house. From the same hallway, we have a staircase that leads us to the attic, which has new concrete floors and a roof that was newly built a few years ago. In the aforementioned part of the property, we have two larger spaces and one smaller one. Each space has several smaller living openings. The entrance door is PVC covered with stone around the edges. The rest of the property has wooden joinery and shutters. Most of the house has a renovated facade in 2017, the same year the roof was built. Inside the house there is a very spacious storage room with a separate entrance. We have another space that is decorated with tiles. Several fruit trees have been planted in the garden. Of course, another important thing is a registered garage of 88 m², which is spacious with 3 separate entrances and rooms with multiple functional rooms for different purposes, which are a benefit of the aforementioned property.

The aforementioned property, due to its location, spacious living area and additional rooms, represents great potential for future buyers and offers the possibility of engaging in a catering rental business, which would significantly accelerate the return on investment or the opportunity to enjoy it for a comfortable family life.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

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|-------------------|------------------------------|--------------------------|---------------------------------|
| LOCATION | Žminj | PROPERTY ID | 2895 |
| PRICE | 270,000 € | TYPE | House |
| AREA | 357 m ² | GARDEN AREA | 601 m ² |
| YEAR BUILT | 1930. | YEAR RENOVATED | 2017. |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 4 | BEDROOMS | 3 |
| BATHROOMS | 1 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 4 |
| POOL | - | VIEW AT | Greenery |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Wood stove | JOINERY | Good, Wooden |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | Ship floor, Laminate, Very good |
| FACADE | Very good | ROOF | Channels, Mediterranean |
| INTERNAL STAIRS | Good | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |



Extra features

- Terrace
- Balcony
- Pantry
- Garden
- Yard
- Garage
- Access road
- Tavern

Infrastructure

- Electricity
- Water
- Phone line

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