



ID :	KRZ-001
Location :	Žminj
Building size :	360 m2
Lot size :	3866 m2
Distance from center :	5 km
Distance from sea :	20 km
Number of floors :	2
Energy efficiency :	Not specified
Garage :	Yes

Price : 380.000 €

For Sale: Authentic Istrian stone houses, 360 m² of living space with 3866 m² of building land, only 5 km from Žminj

Charming rural estate near Zminj, 5 km from the town centre and 20 km from the sea (Raški Bay), approximately 30 km from Rovinj, this countryside estate consists of residential and auxiliary buildings with a total area of around 360 m².

It includes two houses with accompanying structures on a plot of 660 m², as well as a building plot of 3,236 m².

House 1 has an area of approx. 91 m² (ground floor: entrance hall, kitchen with living room; upstairs is a large bedroom with access to the terrace. The terrace and the first floor can also be accessed from the courtyard via an external staircase).

House 2 has an area of approx. 91 m², plus around 178 m² of auxiliary structures (wine cellar, garage, storage rooms and a terrace above a rainwater cistern).

The building plot of 3,236 m² is directly adjacent to House 2.

Each house has its own electricity connection; there is a shared water supply and septic tank.

Both houses require renovation.

This countryside estate offers great potential for residential living and additional construction.