ID: 3391

CHARMING TWO-STOREY HOUSE WITH A VIEW OF MOUNT UČKA

Pazin

275,000 €
1,322 €/m^2







Pazin is a town rich in history located in the very heart of Istria and is well connected to all parts of Istria and offers all the amenities needed for a quality everyday life. There are numerous natural and tourist attractions nearby, including the Pazin Cave and the Zarečki Krov.

In an attractive and quiet location in Pazin, a partially furnished semi-detached house with a total living area of 208 m2 is for sale, organized into two separate apartments. The property represents an excellent opportunity for family life, joint living of several generations or as an investment for long-term and tourist rental.

The house is built of brick and concrete and spreads over two floors. The larger apartment consists of a spacious living room with a dining room and kitchen on the ground floor, while the first floor has three bedrooms, a bathroom and a storage room. The second apartment has a separate entrance and includes a kitchen with a dining room, a bedroom, a bathroom and a 10 m² terrace with a beautiful view of nature and Mount Učka.

The property has a total of two bathrooms with a toilet and two toilets. In the basement there is a woodshed that can be used as a workshop and a traditional Istrian tavern that further enriches the functionality of the space.

The house was last renovated in 2019 and is ready to move in with minimal additional investment. The 211 m² yard is landscaped and maintained, and at its end there is an outdoor fireplace with a barbecue, ideal for socializing and enjoying the outdoors. There is a possibility of building a swimming pool, which further increases the potential of this property. The floors are covered with laminate and ceramics, while the living openings are equipped with wooden joinery. Heating and cooling are regulated by air conditioning and a wood-burning stove.

Basic information:

- Property type: Semi-detached house
- Construction type: Masonry (brick and concrete)
- Number of floors: Multi-storey
- Furnishing: Partly furnished
- Number of bathrooms: 2
- Number of toilets: 2
- Garden area: 211 m²
- Terrace area: 10 m²
- Year of last renovation: 2019.

Thanks to two separate apartments and the possibility of tourist rental, this property represents an extremely profitable investment. Additional value is provided by the quiet location, the view of Učka and the possibility of building a swimming pool, which significantly increases the attractiveness for future owners or guests. The property offers the possibility of generating regular income while at the same time preserving the value of the investment in the long term.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Pazin	PROPERTY ID	3391
PRICE	275,000 €	TYPE	House
AREA	208 m²	GARDEN AREA	211 m²
YEAR BUILT	-	YEAR RENOVATED	2019.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Very good, Wooden
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Very good	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Balcony
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Phone line

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