



## The property of stone houses on a hill near Učka on sale

1.500.000 €

1.913 €/m<sup>2</sup>

For sale is an old secluded „Istrian Stancija“ (country estate), with panoramic view of mountain Učka and Istrian landscape. The property is within a reasonable distance from the neighbours and city noise, but in a blink of an eye you can find yourself back in the civilization, close to the main roads and the city. The location is what makes this property ideal for use throughout the whole year. The total property area is 238,463 m<sup>2</sup>, of which 6,467 m<sup>2</sup> is in the residential construction zone.

The property consists of seven well-preserved stone houses ready for renovation. The total residential area of all the buildings is approx. 800 m<sup>2</sup> and offers great opportunity to turning this country estate into an unique stone story. The whole property is surrounded by forests and pastures. As a proof of good microclimate, there are about 5,400 olive trees, of which every year about 600 liters of quality oil is produced.

The property is connected to the electric grid, it has an old „šterna“ (water tank of 103 m<sup>3</sup>) and asphalted access road. If the existing houses were to be renovated or new ones to be built, the municipal authority predicted the construction of water supply network. Besides the „šterna“, the property also has its own water source. All the houses have a use permit and prepared cost statements for renovation, following the 3D projections (which are attached). Since the 19<sup>th</sup> century, this štancija has been owned by one single family.

The property is situated between two smaller villages in a very quiet location. The distance to the first beach in Plomin Luka is 20 minutes by car (18 km), Labin is 23 km away, Rabac and Pazin 30 km, while Mošćenička Draga is 60 km away. There are 60 km to the Pula Airport, 250 km from the Venice airport and 18 km to the nearest highway entrance.

## Summary

Location	Cerovlje	Property ID	2149
Price	1.500.000 €	Type	house
Area	784 m <sup>2</sup>	Land area	238.463 m <sup>2</sup>
Bedrooms	-	Bathrooms	-

Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southeast
Ownership type	Co-ownership	Owner	Private owner
Price/m²	1.913 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, rural properties

## Distances

Near a bigger city	23 km
Pula airport	60 km
Venezia airport	250 km
Sea	18 km

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