

## Paz/Boljun/Istria/Croatia

### **PRODAJE SE / ON SALE !**

Prekrasna, autohtona, idilična kuća na PRODAJU u središnjoj Istri, selo PAZ.

*Kvadratura:* stambeni dio 61m<sup>2</sup> + 59m<sup>2</sup> vrta + 888m<sup>2</sup> okućnice gdje su zasađene voćke i masline.

Kuća se sastoji od prizemlja na kojem se nalazi kupaona, kuhinja, dnevni boravak i blagovaona te kata gdje se nalaze 2 spavaće sobe.

Uređena je komplet sa peći na drva, 2 klima uređaja, vrtnom kućicom,.. te spremna za najam ili useljenje.

#### **ON SALE**

Beautiful, authentic, idyllic house in Central Istria, PAZ.

SIZE: living space 61m<sup>2</sup> + 59m<sup>2</sup> garden + 888m<sup>2</sup> plot with olives and fruit already cultivated.

House has ground floor with bathroom, kitchen, living space and 1.floor with 2 bedrooms.

It is all equiped with stove, 2 airconditioning, garden house,..



# HOUSE COCCOLA

Paradise in Nature

## STAMBENI DIO / LIVING SPACE

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## KONTAKT

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**PRIZEMLJE /  
GROUND FLOOR**

## STAMBENI DIO / LIVING SPACE

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I.KAT / FIRST FLOOR

## VANJSKI DIO/OUTSIDE AREA

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**TERASA/VRT**

**TERASE/GARDEN**

## OKRUŽENJE/SURROUNDINGS

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U samoj blizini Paza nalazi se Dvorac BELAJ sa prekrasnim vinogradima i proizvodnjom vina.

Just near Paz in its surroundings walking area, there is CASTLE BELAJ with its own production of Belaj vines.



Također, samo par minuta hoda od House Coccole nalazi se renovirana utvrda POSERT

One minute walking from House Coccola there is fortress POSERT



Pogled prema Učki, parku prirode.  
View to UČKA, nature park

## KONTAKT

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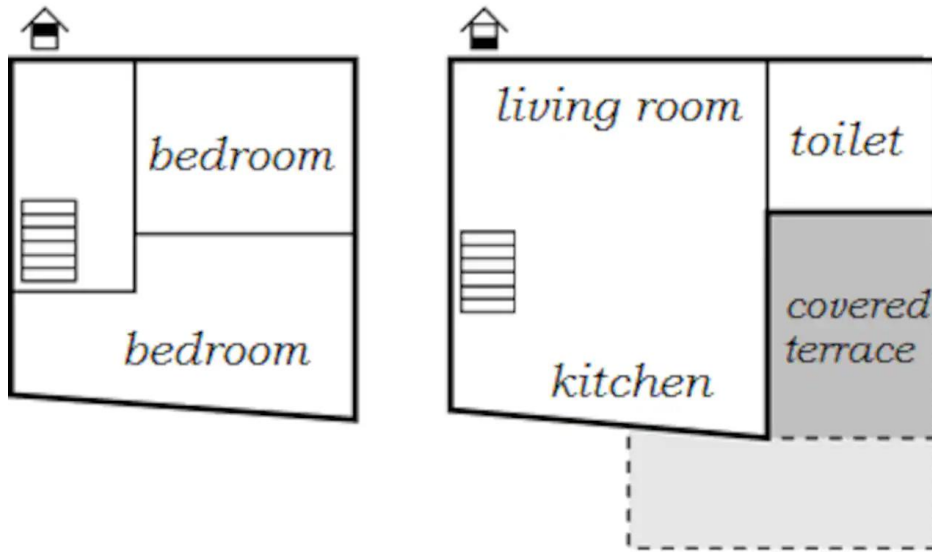
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## TERASA/VRT

## TERASE/GARDEN



**HOUSE COCCOLA**

**POSLOVNE  
MOGUĆNOSTI /  
BUSINESS  
POSSIBILITY  
RENTING**

## **RENTING**

Kuća se iznajmljuje te ima status **SUPER HOST** već 8 godina uzastopce na aplikaciji **AIRBNB** te je vlasnik voljan proslijediti svoj profil budućem kupcu kako se status ne bi izgubio.

House is already rented and has a status of **SUPER HOST** continuously already 8 years at the platform **AIRBNB** so the owner wants to transfer also his profil to the future buyer so it can be continued with renting.



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## UVJETI

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Primopredaja se može izvršiti odmah po potpisu kupoprodajnog Ugovora.

Kuća je dvojna i drži se stražnjom stranom za susjedovu kuću koja je također namijenjena turizmu.

House Coccola ima i kategorizaciju.

Na vlasničkom listu postoji pravo prolaza preko susjedove parcele te je legalno zabilježeno na vlasničkom listu doživotno.

Postoji mogućnost kupnje sa namještajem po dogovoru sa kupcem.

## CONDITIONS

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Handover can be made as soon as the final contract is signed.

House is connected with back wall with another house which purpose is also tourism renting.

House Coccola has a categorization for tourism.

On ownership papers there is legal „right for passing“ through neighbours plot to enter the house, with no deadlines.

There is possibility to buy all furniture in accordance with buyer.