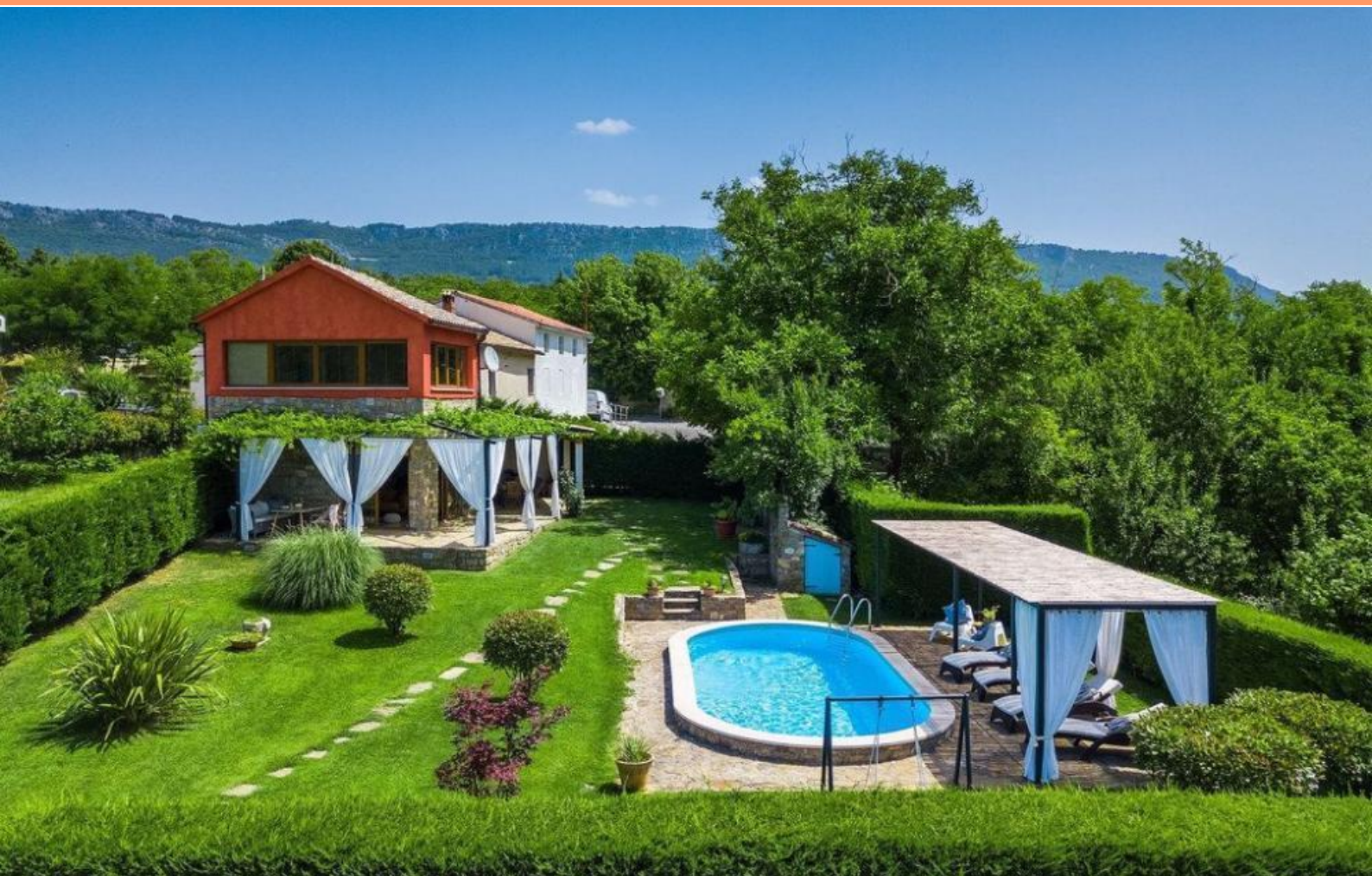


Villa

Buzet, Istria



Ref	RE-U-30464
Type	Villa
Region	Istria > Umag
Location	Buzet
Front line	No
Sea view	No
Distance to sea	40000 m
Floorspace	116 sqm
Plot size	1070 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 680 000

Villa

Buzet, Istria



Rustic villa with swimming pool and large garden in Buzet area!

Buzet is a small town perched on a velvet hill, surrounded by stone walls and enriched with divine authentic Istrian cuisine. It is widely known as the town of truffles, with truffle sites located in the forests of the Mirna River valley. One of the most valuable features of this area is its unspoiled nature. The beautiful natural landscapes blend coastal and mountainous scenery with numerous hills and the Mirna River valley, creating unique views.

Not far from Buzet, there is a fantastic rustic semi-detached villa, suitable for tourist rental.

The villa spans 116 m², was renovated in 2015 (original structure dates back to 1950), and is decorated in a rustic style, preserving the traditional values of the original house.

The villa's space is spread across the ground floor and the first floor. The open-plan ground floor is very bright and airy, consisting of a kitchen, dining area, and living room with a beautiful fireplace.

An internal staircase leads to the first floor of the villa, where there are two furnished bedrooms, both with their own bathrooms.

The villa boasts a large landscaped garden of 1,070 m², which includes a 24 m² swimming pool ideal for summer refreshment, a carefully arranged garden with an outdoor barbecue, and multiple parking spaces.

This villa is perfect for lovers of traditional and rustic style. Opportunity!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Villa

Buzet, Istria



Price per m²:
5862 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3412 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

Villa

Buzet, Istria



Villa

Buzet, Istria



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