

Villa

Žminj, Istria



Ref	RE-U-30830
Type	Villa
Region	Istria > Pula
Location	Žminj
Front line	No
Sea view	No
Distance to sea	14000 m
Floorspace	100 sqm
Plot size	2781 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 399 000

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Lovely and cheap rustic villa with pool in Žminj, in the heart of Istria, 14 km from the sea!
Complete adaptation of 2019.
Total area is 100 sq.m. Land plot is 2781 sq.m.

The villa extends through the ground floor and first floor.
The ground floor consists of a kitchen, dining room, living room and bathroom.
The first floor offers there are two bedrooms and two bathrooms.
The house also has a basement of 12 m2.

The spacious garden area of 2,781 m2 has a swimming pool with a sunbathing area, a massage tub and a covered terrace under which there is a table for outdoor dining and spending time with the family.
Next to the swimming pool there is also a round kažun with an area of about 18 m2. Kažun is currently used as a storage space, but the future owner can arrange it according to his wishes.

For tin pets, you can use the garage of approx. 40 m2 or park in the garden - more parking spaces are available.

The house is categorized with 3* and has been successfully rented for years so that the new owner can quickly take over the job.

There is a possibility of buying another 2,000 m2 of garden.
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.

Price per m²:
3990 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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