

House

Svetvinčenat, Istria



Ref	RE-U-31148
Type	House
Region	Istria › Pula
Location	Svetvinčenat
Front line	No
Sea view	No
Floorspace	440 sqm
Plot size	1750 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 290 000

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Great investment property in Svetveincenat - stone house with a spacious garden!

Svetvinčenat, a Renaissance gem in Istria, offers a rich tourist experience amidst historically significant spaces. At its heart lies Placa, a Renaissance square featuring the Morosini-Grimani castle, a pivotal Venetian stronghold in Istria's history. This town is renowned for its vibrant traditions and diverse cultural events, such as the Medieval Festival, Cheese Festival, and Dance and Non-Verbal Theater Festival, drawing numerous visitors annually.

Nestled within this picturesque Renaissance setting is a spacious detached stone house surrounded by a high stone wall, now available for sale.

The house spans 440 m² across its ground floor, first floor, and attic, complemented by an auxiliary building of 55 m² suitable for various uses.

The property boasts a generous yard both in front and behind the house, covering 1750 m².

While the house requires renovation, its size offers great potential as a vacation retreat or family residence. It is currently equipped with active electricity, with mains and public water supply available at the entrance to the yard, requiring connection. The property's ownership status is clear and in order.

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.

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Price per m²:
659 €

Average price/m² of this type
in this region:
2751 €

Median price/m² of this type
in this region:
2654 €

Average price/m² of this type
in Croatia:
2878 €

Median price/m² of this type
in Croatia:
2575 €

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