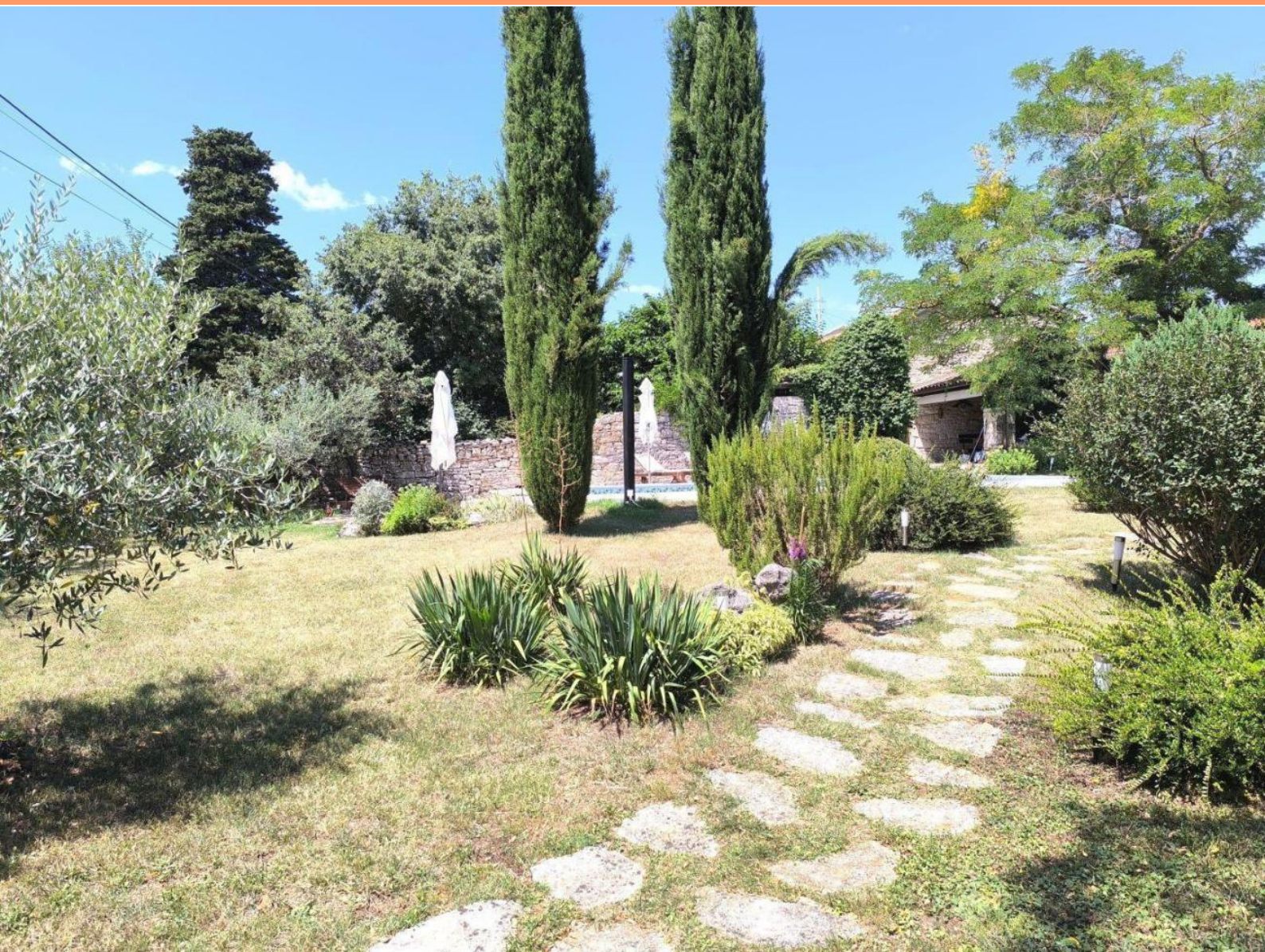


Villa

Butkovići, Svetvinčenat, Istria



Ref	RE-U-32041
Type	Villa
Region	Istria > Rovinj
Location	Butkovići, Svetvinčenat
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	140 sqm
Plot size	1152 sqm

Tel: +385 91 357 3071 Viber, Whatsapp
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Villa

Butkovići, Svetvinčenat, Istria



No. of bedrooms	2
No. of bathrooms	2
Price	€ 600 000

Villa

Butkovići, Svetvinčenat, Istria



Rustic villa in Butkovići, Svetvinčenat, 10 km from the sea!
Total area is 140 sq.m. Land plot is 1152 sq.m.

This beautiful stone house offers the true pleasure of Istrian style living, with abundant greenery, a pool, Istrian stone, and the peace and tranquility of a rural setting. Yet, within a few minutes' drive, you have access to all the modern amenities and the stunning beaches of the northern Adriatic.

The house spans two levels.

The ground floor features a covered entrance terrace, a kitchen, a living room with access to the terrace and garden, and a bathroom.

Internal stairs lead to the first floor, which includes two bedrooms and a bathroom, with the possibility of adding a third bedroom.

The house is equipped with central heating and air conditioning.

The well-maintained yard includes a 50 m² swimming pool, a covered summer kitchen, and shaded areas beneath beautiful trees.

There is also a cellar with a fireplace and seating area, perfect for enjoying time with friends and family. In front of the enclosed garden, there is parking space for three cars.

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

Butkovići, Svetvinčenat, Istria



Price per m²:
4286 €

Average price/m² of this type
in this region:
3527 €

Median price/m² of this type
in this region:
3325 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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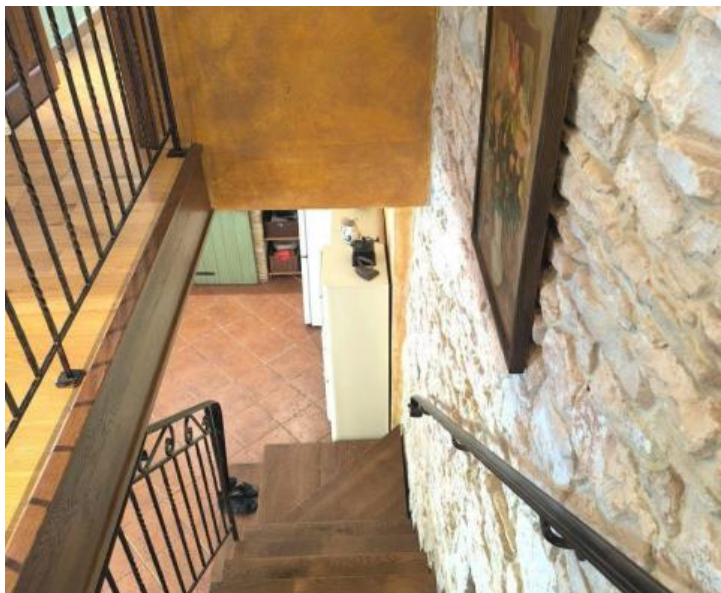
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