

Villa

Poreč, Istria



Ref	RE-U-33073
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	165 sqm
Plot size	490 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 570 000

Nice villa near Porec, mere 4 km from the sea, is for sale!
Total area is 165 sq.m. Land plot is 490 sq.m.

The coast of Poreč stretches for a grand 37 kilometers, where no less than 21 beaches bear the esteemed Blue Flag, a mark of pristine waters. Among these, the Lotosi Beach, the city's bathing pool, and Pješčana Uvala stand as the most prominent, with their crystal-clear sea and an abundance of diversions for both the energetic and the leisurely. For the sailor, the coast offers boundless opportunities for exploration, and their vessels may find safe harbor in one of the well-appointed marinas of Poreč.

Now, imagine, if you will, a detached stone house in the tranquil village of Valkarin, a mere 4 kilometers from the heart of Poreč and its alluring beaches. Built in the year 1950, this noble villa underwent a complete and modern renovation in 2018, merging the best of rustic charm with contemporary comforts. Spanning 165 square meters, the villa sits proudly on a carefully tended plot of 490 square meters.

Upon entering the ground floor, one is greeted by an entrance hall, a bedroom with an en-suite bath, a living room flowing seamlessly into the dining area, and a fully equipped kitchen with direct access to the garden. Here, beneath a covered summer kitchen, one can bask by the pool, with a serene view of the surrounding greenery.

Ascending to the first floor, three bedrooms await, along with two finely appointed bathrooms and a spacious covered terrace—perfect for taking the air of a summer's evening. Modern comforts are not forsaken, as the house is equipped with video surveillance, an alarm system, air conditioning, and smoke and fire sensors. Each room boasts its own television.

Outside, the enchantingly landscaped garden invites one to enjoy the 32-square-meter pool, a sundeck, and a terrace complete with seating and a barbecue, making it a perfect setting for both quiet reflection and lively gatherings.

This villa, a splendid fusion of modern and rustic design, is sold fully furnished. It stands as a shining opportunity for those with an eye toward investment, particularly in the world of rental properties, where such a home would be nothing short of ideal.

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:
3455 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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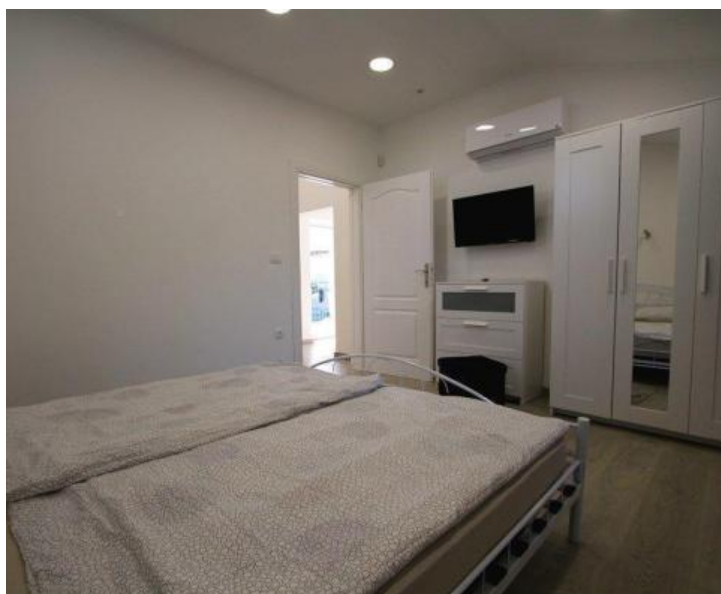
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