

House

Oprtalj, Istria



Ref	RE-U-38141
Type	House
Region	Istria > Umag
Location	Oprtalj
Front line	No
Sea view	No
Floorspace	460 sqm
Plot size	60000 sqm
No. of bedrooms	3

House

Oprtalj, Istria



No. of bathrooms

1

Price

€ 350 000

House

Oprtalj, Istria



Absolutely unique offer - old house for renovation on 60 000 sq.m. of land in Oprtalj!

The real estate in question is located on a land plot of 254 m², and consists of a residential house and two auxiliary buildings (storage and barn).

The residential house with dimensions of 10.8 x 6.35 m (with gable roof, cornice height 6.6 m and ridge height 8.2 m) is spread over three floors, with a total usable area of 140 m². In front of the house there is a staircase 1.7 m wide and 2.8 m long, which leads to the balcony/terrace on the 1st floor, measuring 2.30 x 2.50 m. The storage room has dimensions of 5.5 x 3.5 m, single roof, height 1.66 m on the lower side and 2.68 m on the upper side.

The barn has dimensions of 6.40 x 6.10 m, with a cornice height of 4.25 m and a ridge height of 6 m.

The residential building is the first in a series of three residential units.

On the other side of the paved road, there is a unique agricultural land of 59594 m², with gentle slopes, overgrown with trees (no olive trees or fruit trees) and low vegetation, on which there is a ruin of 21 m².

The location is quiet, at the end of a dead end street with several houses.

All objects are registered in the land registers, and ownership is in order.

Although a complete renovation is needed, this is what makes the property particularly appealing. It offers an opportunity to fully customize it to your preferences and needs.

We are glad you are interested in the properties we have on offer. For more information or to arrange a viewing, feel free to contact us.

Oprtalj is a picturesque Istrian town known for its medieval architecture, stunning views, and peaceful atmosphere. It is a popular destination for culture enthusiasts, nature lovers, and gourmet connoisseurs, especially for truffles and wine.

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.

House

Oprtalj, Istria



Price per m²:
761 €

Average price/m² of this type
in this region:
2167 €

Median price/m² of this type
in this region:
1918 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2591 €

House

Oprtalj, Istria



House

Oprtalj, Istria

