

Villa

Krančiči, Kaštelir-Labinci, Istria



Ref	RE-U-33761
Type	Villa
Region	Istria › Porec
Location	Krančiči, Kaštelir-Labinci
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	162 sqm
Plot size	770 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 580 000

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A stone beauty with a swimming pool in Kastelir, 7 km from the sea.
Rustic style beauty!

This charming stone villa, built in the traditional Istrian style with its signature blue shutters, is located in the suburbs of Poreč. The classic Istrian design is paired with a beautifully furnished interior, offering all the modern comforts within a cozy home atmosphere.

The villa has a total living space of 145 m², spread over two floors.

On the ground floor, you'll find a spacious living room and dining area with a kitchen that has a separate exit to the yard. There is also one bedroom, a bathroom, and a storage room. The dining and living areas open onto a covered terrace that overlooks the pool and garden.

A stone staircase leads to the first floor, where there are two large bedrooms—one with an ensuite bathroom—and an additional separate bathroom.

Cooling is provided by air conditioning, and heating is possible via electric wall heaters.

The 770 m² yard features a 33 m² pool and a covered summer kitchen and dining area, perfect for enjoying family meals prepared on the grill while taking in views of the lush green garden. The property also includes covered parking for three cars.

Conveniently located near the highway, the villa is close to restaurants, wineries, a school, kindergarden, post office, shops, and a nature park. Poreč and its beaches are just 12 km away.

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:
3580 €

Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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