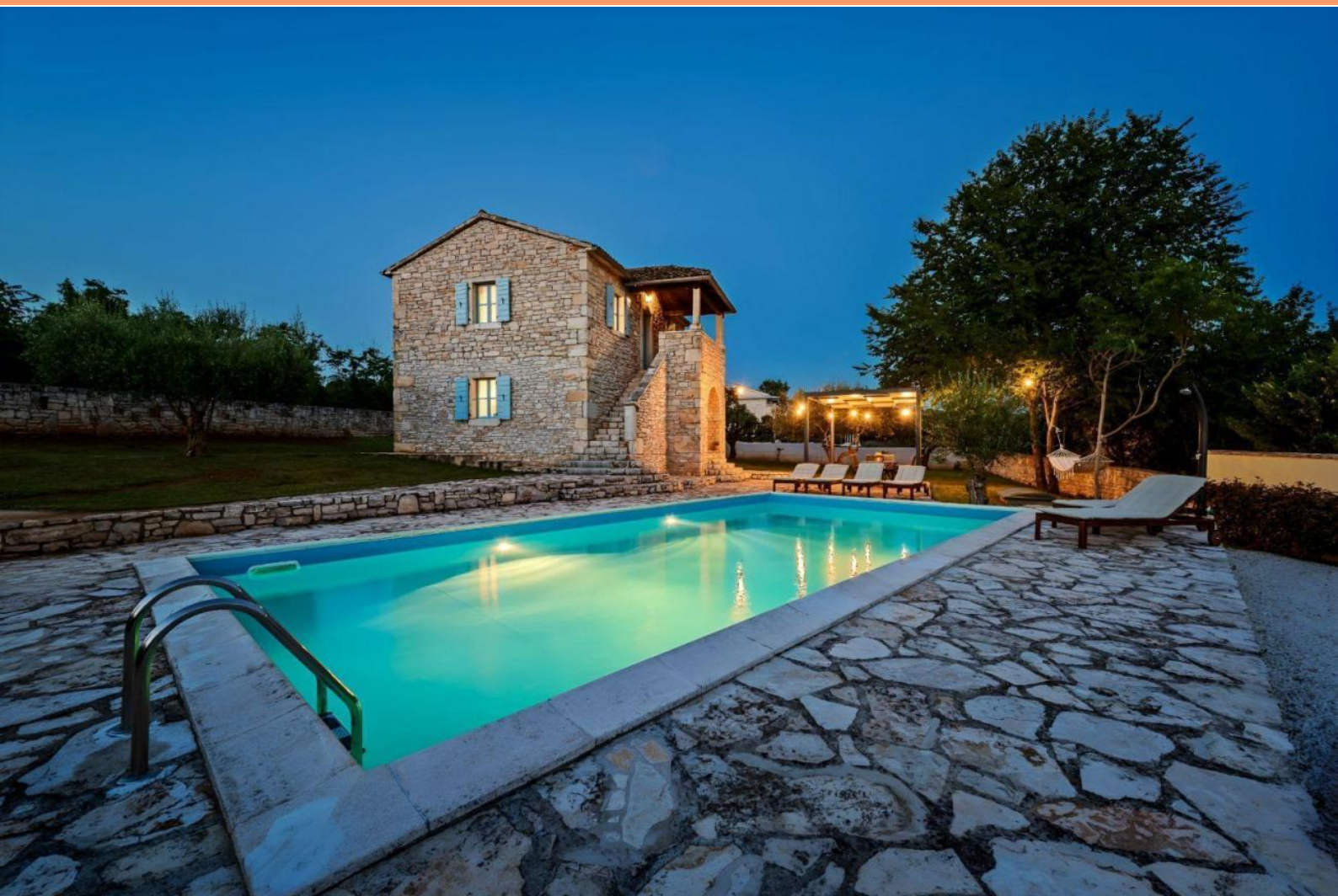


# Villa

## Sveti Lovreč, Istria



<b>Ref</b>	RE-U-33851
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Sveti Lovreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	120 sqm
<b>Plot size</b>	998 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 690 000

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For sale, a charming rural house with a swimming pool, nestled near a quaint, picturesque town of Sveti Lovrec 10 km from the sea, where the vistas stretch across gentle hills, capturing the very essence of peace and tranquillity.

This property's location offers a most authentic experience of a small Istrian village—intimate and secluded, offering a retreat from the bustle of daily life and a respite from the clamour of modern existence, yet remaining near enough to the vibrant cities of Istria, where every manner of pleasure and necessity can be sought.

Total area of the house is 120 sq.m. Land plot is 998 sq.m.

Beyond its favorable location, the property distinguishes itself with a quality of construction that assures enduring satisfaction and comfort. The house, clad entirely in stone, presents a harmonious blend of tradition and modernity, extending across two levels with a layout that serves function as much as form. Within, the interiors are thoughtfully attuned to the demands of contemporary living, exuding an atmosphere where the warmth of wood mingles with the cool strength of stone, complemented by rustic furnishings that evoke a timeless charm.

On the ground floor, one finds a well-appointed kitchen and dining area, a spacious living room, and a guest lavatory. Ascend to the first floor, and three bedrooms await, along with a bathroom and a hallway that leads to a terrace—accessible not only from within but also by way of an external staircase from the yard below. The grounds are meticulously tended, enclosed by a fence, and feature a splendid 50-square-meter swimming pool with a sunbathing area, perfect for leisurely afternoons.

With its enchanting location, thoughtful design, and modern comforts, this property stands as an ideal haven for serene family living, or, equally, a most promising venture in the realm of tourist rentals.

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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## Sveti Lovreč, Istria



Price per m<sup>2</sup>:  
5750 €

Average price/m<sup>2</sup> of this type  
in this region:  
3917 €

Median price/m<sup>2</sup> of this type  
in this region:  
3895 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



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