

House

Cerovlje, Istria



Ref	RE-U-34884
Type	House
Region	Istria › Rabac-Labin
Location	Cerovlje
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	115 sqm
Plot size	11000 sqm

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Price

€ 350 000

Stone house with a bgrand terrain in Cerovlje, between Labin and Pazin!

Nestled in the central settlement of Cerovlje, this charming stone house offers a peaceful retreat in the heart of Istria's rolling hills, northeast of Pazin. Cerovlje, which serves as the main hub of the municipality that spans 107 square kilometers, is surrounded by idyllic landscapes and is home to the longest cave in Istria, the region's highest-altitude olive grove, and two historic castles. The scenic Pazinčica River flows through this area, bordered by a railway, a main road, and a highway, providing easy access to neighboring regions.

Situated on the edge of a quiet village, this stone house with a large garden offers a genuine experience of small-town Istrian life. It provides an escape from the hustle and bustle, with peace, privacy, and a sense of tranquility, yet remains conveniently close to Istria's vibrant cities and their extensive amenities.

The house itself has a footprint of approximately 75 square meters and spans two levels - a ground floor and a first floor. Total area is cca. 115 sq.m.

Mostly renovated, it allows room for personalized finishing touches to match your taste. The generous yard of 11000 sq.m., formed by several adjoining parcels, creates a unified space with ample greenery and seclusion.

With its blend of lush gardens and traditional Istrian architecture, this property is ideal for a serene family home or a profitable rental investment.

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:
3043 €

Average price/m² of this type
in this region:
2321 €

Median price/m² of this type
in this region:
2176 €

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

Median price/m² of this type
in Croatia:
2589 €

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