

Villa

Gračišće, Istria



Ref	RE-U-35303
Type	Villa
Region	Istria > Rabac-Labin
Location	Gračišće
Front line	No
Sea view	No
Distance to sea	25000 m
Floorspace	190 sqm
Plot size	580 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 400 000

Renovated Stone House with Swimming Pool in Central Istria for Sale, in Gracisce!

This charming renovated stone villa, complete with a swimming pool, seamlessly blends traditional architecture with modern living.

The villa has been fully updated with contemporary features, including new external and internal thermal insulation, ensuring comfort year-round.

Nestled in a tranquil village in the heart of Istria, the property is surrounded by pristine nature, with only a handful of inhabitants in the area. Its strategic location offers excellent connectivity to the rest of the peninsula, allowing easy access to numerous tourist attractions, natural wonders, and renowned gastronomic destinations. Within just 30 minutes, you can reach Rabac on the eastern coast, the picturesque town of Rovinj in the west, or the nearest beaches just 20 km away.

The property spans a total area of 190 m² and sits on a 576 m² plot that extends to a forest road. The outdoor space is perfect for creating a serene garden, a children's playground, or additional parking.

This spacious two-story home boasts four bedrooms on the upper floor, three of which feature en-suite bathrooms. The ground floor offers an expansive kitchen with a bar, a dining area, a living room, a bathroom, and a dedicated space for fitness and recreational equipment.

The yard features a large covered terrace, a storage area, a barbecue, and a swimming pool, providing the ideal setting for summer relaxation. Inside, air-conditioned rooms ensure comfort on hot days, while the thick stone walls maintain a naturally cool environment. In winter, a pellet stove provides warmth, making the home cozy in all seasons.

Despite being part of a connected structure, this property ensures absolute privacy and peace as the last house in the village, well away from other neighbors.

This is a rare opportunity to own a modernized piece of Istrian heritage in a serene and picturesque setting.

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:
2105 €

Average price/m² of this type
in this region:
3145 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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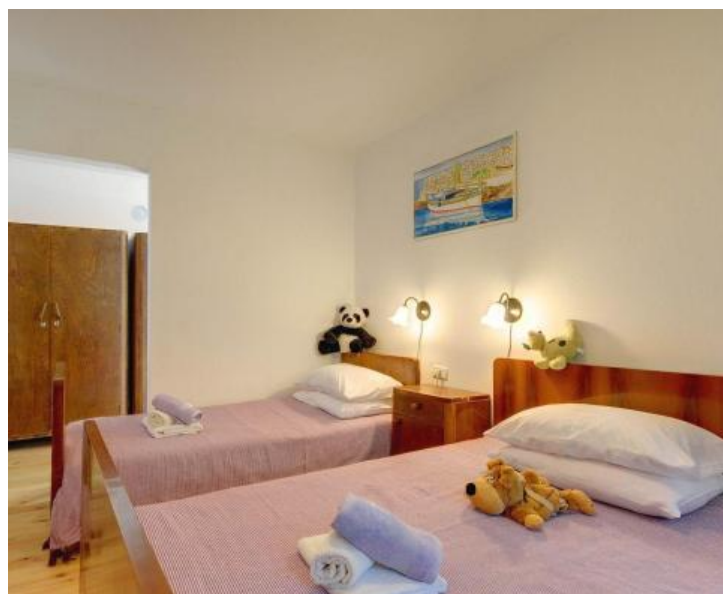
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