

# House

Gračičće, Istria



|                        |                      |
|------------------------|----------------------|
| <b>Ref</b>             | RE-U-35531           |
| <b>Type</b>            | House                |
| <b>Region</b>          | Istria > Rabac-Labin |
| <b>Location</b>        | Gračičće             |
| <b>Front line</b>      | No                   |
| <b>Sea view</b>        | No                   |
| <b>Distance to sea</b> | 30000 m              |
| <b>Floorspace</b>      | 123 sqm              |
| <b>No. of bedrooms</b> | 5                    |

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**No. of bathrooms**

5

**Price**

€ 200 000

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Renovated autochthonous stone house in the historic heart of Istria, between Pazin and Labin!

This 123.51 m<sup>2</sup> house is divided into two separate apartments—one on the ground floor and one on the first floor—offering great potential for family living or continuing a successful tourist rental business.

### **Ground Floor:**

The entrance opens into a spacious living room connected to the dining area. To the right, you'll find a large bedroom, a bathroom, and a functional kitchen with a back exit.

### **First Floor:**

The first floor features four spacious bedrooms, each with its own bathroom, as well as a kitchen and a pantry. As a bonus, there's a stunning view of the historic old town center.

### **Design & Flexibility:**

A rustic wooden staircase connects both floors, currently partitioned for tourist rentals. With minimal adjustments, the layout can be easily tailored to your preferences.

### **Location:**

The house is within walking distance of essential amenities—schools, shops, and restaurants—making it perfect for family life. Its unique charm and functionality also make it ideal for continuing a high-demand tourist rental business.

Experience the tranquility and authentic charm of Istria!

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 m<sup>2</sup>:  
1626 €

Average price/m<sup>2</sup> of this type  
in this region:  
2321 €

Median price/m<sup>2</sup> of this type  
in this region:  
2176 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2882 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €

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