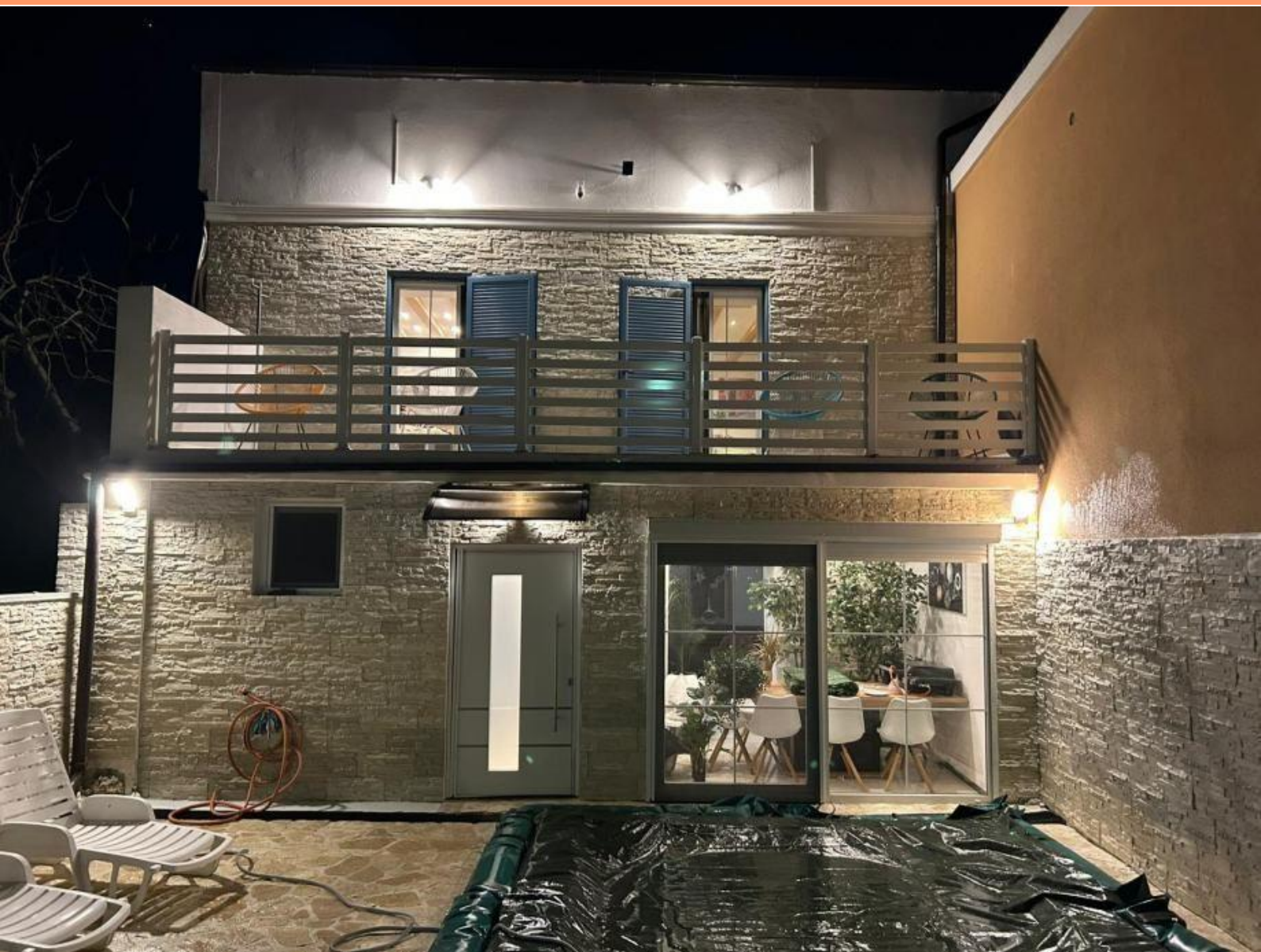


Villa

Poreč, Istria



Ref	RE-U-36176
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	150 sqm
No. of bedrooms	3

Villa

Poreč, Istria



No. of bathrooms

1

Price

€ 392 000

Newly Renovated Stone House with Pool Near Poreč, 5 km from the Sea!

For sale: a newly renovated stone house spanning 150 m² with a 20 m² balcony, located near Poreč.

The property is spread across three floors, offering modern comfort and charm.

On the ground floor, you'll find a bathroom, a laundry room, and an open-plan living area with a kitchen and dining room. This floor features contemporary furnishings and epoxy resin flooring.

The first floor comprises two bedrooms and a bathroom, with each room opening onto a balcony that overlooks the pool. The top floor is a 40 m² gallery equipped with two double beds, providing additional sleeping space.

The house is fully air-conditioned and has both internal and external insulation. The outdoor area, covering 60 m², includes a swimming pool measuring 6x3 meters.

Categorized with 3 stars, the property enjoys excellent occupancy during the summer season. It is being sold fully furnished, allowing the new owner to move in immediately for a tranquil family life or seamlessly continue the established tourist rental business without further 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.

Price per m²:
2613 €

Average price/m² of this type
in this region:
3917 €

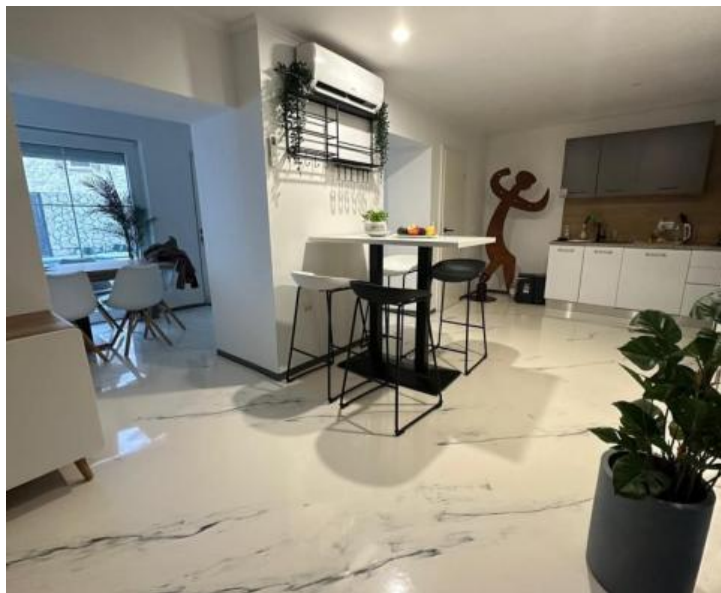
Median price/m² of this type
in this region:
3895 €

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

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

Villa

Poreč, Istria



Villa

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Villa

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