

Villa

Cerovlje, Istria



Ref	RE-U-36323
Type	Villa
Region	Istria › Rabac-Labin
Location	Cerovlje
Front line	No
Sea view	No
Floorspace	400 sqm
Plot size	3369 sqm
No. of bedrooms	2

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No. of bathrooms

2

Price

€ 620 000

Authentic Istrian Estate with Two Stone Houses and Spacious Grounds - A Nature Lover's Paradise!

Located near Cerovlje and surrounded by pristine nature, this enchanting, traditional Istrian estate, or *stancija*, with total 400 sq.m. surface of all buildings, spans an impressive 3,369 m² of land.

Offering a serene retreat, it is perfect for those seeking tranquility, charm, and the authentic spirit of Istria.

Property Features

The estate includes two stone houses:

1. Renovated Stone House (160 m²)

- Fully renovated and move-in ready.
- Features a spacious tavern (convertible into an additional bedroom), one bedroom, two bathrooms, a kitchen with a dining area, and a living room.
- Equipped with wood heating and air conditioning for year-round comfort.

2. House for Renovation (240 m²)

- Provides a unique opportunity to customize the space to your liking.
- Ideal for those looking to leave their personal touch on this charming property.

Highlights of the Estate

- **Expansive Grounds:** Ample space for a swimming pool and additional amenities.
- **Development Potential:** The land includes a building plot, offering opportunities for expansion or further development.
- **Utilities:** Water supplied from a traditional cistern, with electricity already connected.
- **Versatile Use:** Perfect for private use as a family home, rental property, or hospitality venture.

Exceptional Location

Surrounded by unspoiled nature, the estate is near the picturesque medieval Belaj estate, renowned for its stunning scenery and exquisite wines.

This unique *stancija* combines timeless charm, modern potential, and an idyllic setting, making it an unparalleled opportunity.

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Don't miss your chance to own this rare gem! Contact us today for more information or to arrange a viewing.

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:
1550 €

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:
4347 €

Median price/m² of this type
in Croatia:
3857 €

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