

House

Poreč, Istria



Ref	RE-U-37445
Type	House
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	5500 m
Floorspace	220 sqm
Plot size	3166 sqm
No. of bedrooms	6
No. of bathrooms	3
Price	€ 499 000

House of 220 sq.m. with a spacious garden of 3166 sq.m. in Porec region, 5 km from the sea!

Located **near the city of Poreč**, this **charming house with a large garden** offers a perfect blend of **tranquility and convenience**. Situated in a **peaceful neighborhood**, surrounded by **nature, family homes, and holiday properties**, it provides an **ideal balance between a rural setting and proximity to the sea and urban amenities**.

Property Details:

- **Two floors:** ground floor + first floor
- **Ground floor layout:**
 - **Living room**
 - **Kitchen**
 - **Two bedrooms**
 - **Bathroom**
 - **Guest toilet**
 - **Hallway**
 - **Enclosed terrace**
- **First floor layout:**
 - **Small kitchen**
 - **Four bedrooms**
 - **Two bathrooms**
- **Separate entrances** for each floor

Condition & Potential:

- **Ground floor:** Fully **renovated** and move-in ready
- **First floor:** **Habitable but requires renovation** to maximize the property's full potential

Outdoor Space:

- **Spacious garden** with **olive trees**
- Entire plot is located within a **residential construction zone**, allowing for future development possibilities

This property is an **excellent opportunity** for those looking for a **family home, vacation retreat, or investment in tourism rentals!**

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:
2268 €

Average price/m² of this type
in this region:
2869 €

Median price/m² of this type
in this region:
2901 €

Average price/m² of this type
in Croatia:
2892 €

Median price/m² of this type
in Croatia:
2582 €

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