

House

Brtonigla, Istria



Ref	RE-U-37837
Type	House
Region	Istria > Porec
Location	Brtonigla
Front line	No
Sea view	No
Floorspace	120 sqm
Plot size	300 sqm
No. of bedrooms	3

House

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No. of bathrooms

1

Price

€ 110 000

Stone House with Sea View for Renovation in Brtonigla

Wake up to the scent of lavender and the refreshing Mediterranean air while enjoying a breathtaking view of the sea and the Alps. Nestled in the heart of Brtonigla's charming old town, this authentic Istrian stone house offers a unique blend of tradition, tranquility, and potential.

With 120 m² of living space spread over two floors, this property is a perfect foundation for a luxurious villa or a charming vacation home. The existing infrastructure, including water, electricity, and drainage, makes the renovation process easier and more cost-effective. A spacious 300 m² private courtyard provides ample room for parking, a lush Mediterranean garden, or even the addition of a swimming pool and outdoor kitchen.

Enjoy unobstructed sea and mountain views in a peaceful yet well-connected location. The property has clear ownership and a valid occupancy permit, ensuring a hassle-free purchase. Whether you are looking for a dream home, a unique renovation project, or an investment with high potential, this house is a rare opportunity to create something truly special.

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 m²:
917 €

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:
2880 €

Median price/m² of this type
in Croatia:
2575 €

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sea view



garden



parking for 2 cars

