

Villa

Poreč, Istria



Ref	RE-U-38968
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
No. of bathrooms	1
Price	€ 365 000

Newly renovated stone house with swimming pool in Porec area, 5 km from the sea!

It is a newly renovated stone villetta of 150 m² with a 20 m² balcony.

The house is arranged over three levels.

On the ground floor there is a bathroom and laundry room, a living room with a kitchen and a dining room. The ground floor is modernly furnished and equipped, with an epoxy resin floor.

On the first floor there are 2 bedrooms and a bathroom. Each room has a balcony overlooking the pool.

On the 2nd floor there is a gallery of 40m², with two double beds.

The house is fully air-conditioned and has external and internal insulation. The yard is 60 m² in size, and there is a swimming pool measuring 6x3m.

The property is categorized with 3 stars and has excellent occupancy during the summer season. The house is being sold fully furnished, so the new owner can move in and start a peaceful family life or continue the established tourist rental business without additional 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:
2433 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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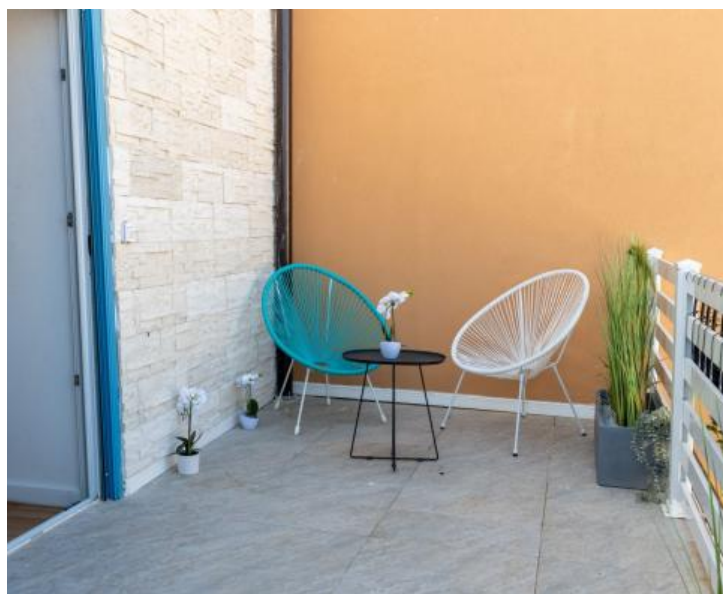
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