

Villa

Livade, Oprtalj, Istria



Villa

Livade, Oprtalj, Istria



Ref	RE-U-12692
Type	Villa
Region	Istria > Novigrad
Location	Livade, Oprtalj
Front line	No
Sea view	No
Distance to sea	18000 m
Floorspace	220 sqm
Plot size	1000 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 480 000

Villa

Livade, Oprtalj, Istria



Motovun area is extremely popular now!

Every 5th buyer for realty in Istria is looking for a villa in the area of Motovun.

This is exactly the property of a right choice - villa with swimming pool and Motovun views.

Total area is 220 sq.m. Villa has three levels.

The ground floor offers a **tavern of 80m2** with billiards for play.

On the first floor there are two bedrooms with bathroom, kitchen and living room.

In the attic of the house there is a studio apartment for guests.

The garden is spread over 1000m2 on which there is **an additional stone farm building of 180m2 (!)**.

Advantage is a **swimming pool of 32m2**, and a cistern used for irrigation.

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.

Villa

Livade, Oprtalj, Istria



Price per m²:
2182 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3625 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

Villa

Livade, Oprtalj, Istria



Villa

Livade, Oprtalj, Istria



Villa

Livade, Oprtalj, Istria

