

Villa

Višnjan, Istria



Ref	RE-U-12871
Type	Villa
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	No
Floorspace	220 sqm
Plot size	2000 sqm
No. of bedrooms	5

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No. of bathrooms

5

Price

Price upon request

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Two solid stone villas for sale in Visnjan near Porec!

Total area is 220 sq.m. Land plot surrounding the villa is 2200 sq.m.

Villas were first constructed in 1968 in a traditional Istrian style. In 2020 it was completely rebuilt with all modern installation and equipment, heating and air-conditioning.

Thick stone walls, wooden beams, indoor fireplace and other indigenous elements make this villa very special and natural.

The area of the larger house is 150m² and spreads over two floors.

The ground floor consists of a spacious living room with kitchen and dining area where there is a fireplace, then there are two bedrooms and one bathroom.

On the second floor there are two more bedrooms with private bathrooms.

Each bedroom and living room has its own air conditioning and TV.

Heating of the house is provided by central heating with oil and there is a fireplace in the living room that will further warm you and give you the right atmosphere.

The house is located on a landscaped garden of 985m² where there is a summer kitchen with bathroom, swimming pool and playground for children.

The second house is a ground floor of 70m².

The house consists of two bedrooms, two bathrooms, kitchen with dining area and living room. This house is currently in the unfinished phase, and as such is offered for sale.

The house is located at the beginning of the plot so that there is a large garden area of approximately 700m². There will also be a swimming pool with a swimming pool in the landscaped garden.

The houses are sold in a package.

They are two ideal rental properties of highly demanded format and location.

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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Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

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

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

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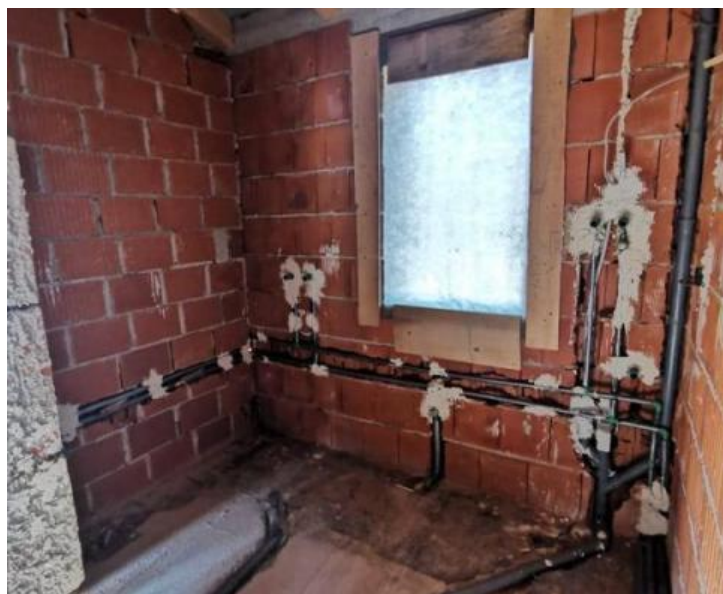
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