

# House

## Valbandon, Fažana, Istria



<b>Ref</b>	RE-U-14781
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Valbandon, Fažana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	108 sqm
<b>Plot size</b>	2000 sqm

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<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 350 000

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Traditional stone house just 1,5 km from the sea in Fazana/Valbandon!

It is an old Istrian house 108 m2 for renovation on a building land of 1917 m2.

Perfect opportunity for the renovation of an Istrian house.

On the ground floor kitchen, bathroom and tavern.

On the first floor two bedrooms + large terrace.

Parking space and terrace in front of the house with garden.

The house has electricity but water and sewage should be installed.

There is a possibility for garage or swimming pool.

Building land with access from the other side of 1917 m2, possibility of building: ground floor + 2 floors + attic.

Great position.

Wide scope of opportunities.

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 m<sup>2</sup>:  
3241 €

Average price/m<sup>2</sup> of this type  
in this region:  
2751 €

Median price/m<sup>2</sup> of this type  
in this region:  
2654 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

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