

# Villa

Kršan, Istria



<b>Ref</b>	RE-U-15170
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Kršan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	233 sqm
<b>Plot size</b>	2300 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 690 000

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A stone beautiful villa with a swimming pool in Kršan area near Labin and Brestova bay!

It has an area of 233 m<sup>2</sup> and consists of a basement, ground floor and first floor.

In the basement there is a covered terrace of 35 m<sup>2</sup>, a bathroom and a storage room.

The ground floor also consists of a covered terrace of the same area, a sauna, a tavern/konoba with a fireplace, a kitchen, a living room and a guest wc.

The first floor offers hallway, two bedrooms, a bathroom and a balcony.

On the spacious 2300 m<sup>2</sup> garden there is a beautiful swimming pool, a summer kitchen and an auxiliary facility.

The auxiliary building in the basement has an apartment in a high renovation phase, meant for guests, and a boiler room, while on the ground floor there is a **garage with two parking spaces** that can be arranged as desired.

Then there is another bathroom and a prepared installation for the apartment in the basement.

The house is connected to the septic tank and offers the possibility of central heating with gas, wood or air conditioning. A parking lot next to the house.

Legal note: Spacious agricultural land with an area of 35,000 m<sup>2</sup> is for sale nearby.

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 m<sup>2</sup>:  
2961 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

Median price/m<sup>2</sup> of this type  
in this region:  
3135 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



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