

House

Višnjan, Istria



Ref	RE-U-16515
Type	House
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	270 sqm
Plot size	1095 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 525 000

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Advantageous house in Visnjan near Porec for sale!

Total area is 270 sq.m. Land plot is 1095 sq.m.

House belongs to 1986, it was refurbished several times since then.

This family house is spread over two floors.

The ground floor of 91.05 m² consists of two storage rooms, a bathroom, one large and one smaller room and a technical boiler room.

The garage is an additional area of 15 m². It is possible to arrange the interior according to the wishes and needs of the new owners.

The first floor of the house consists of a decorated, furnished and ready-to-move-in apartment with an area of 91.05 m² and additional area of a large terrace, loggia and balcony (10.60 m² + 4.65 m² + 24.10 m²). It consists of 3 bedrooms, a large living room, kitchen, dining room and bathroom.

Three additional buildings belong to this house.

- furnished summer kitchen with a fireplace of 31.97 m²

- additional office building with an area of 39.91 m², which consists of two offices, a kitchen, a toilet, a bathroom, a corridor and an entrance hall.

- additional commercial building - hall, surface area 394.49 m², which is currently rented and used as a warehouse.

The special feature of this property is its location - in a quiet environment, yet close to the city center.

Great investment potential - unique multifunctional property!

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 m²:
1944 €

Average price/m² of this type
in this region:
2869 €

Median price/m² of this type
in this region:
2901 €

Average price/m² of this type
in Croatia:
2880 €

Median price/m² of this type
in Croatia:
2575 €

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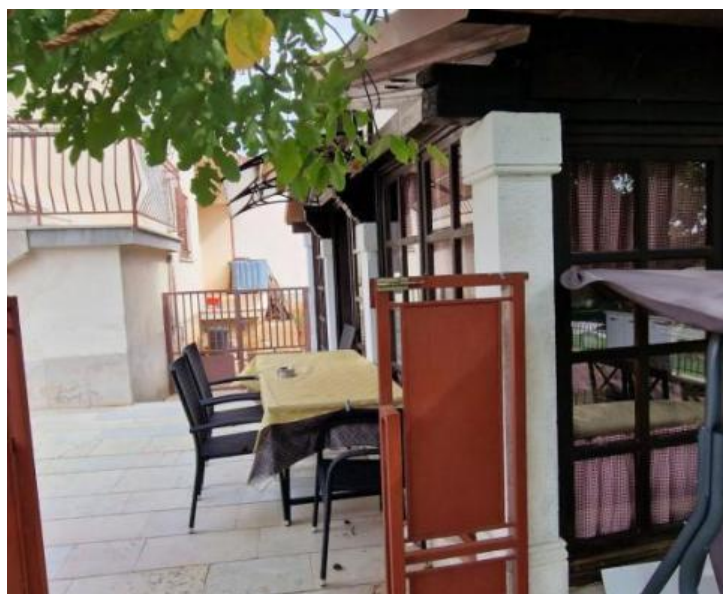
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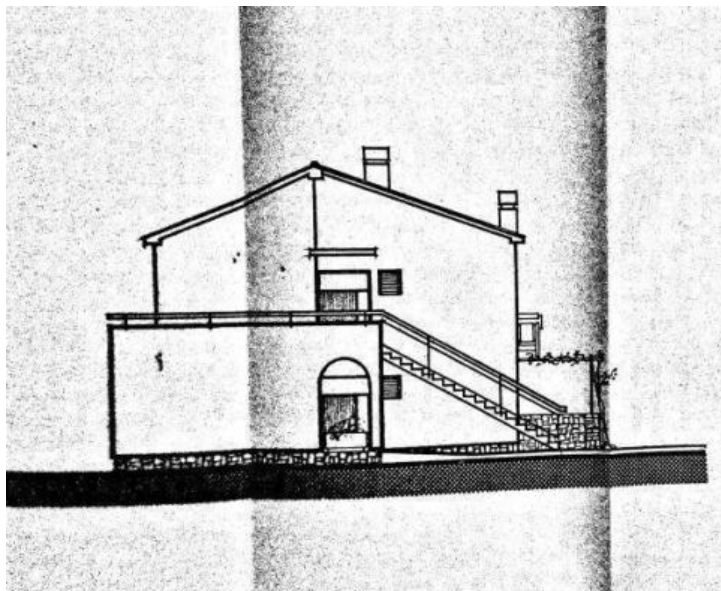
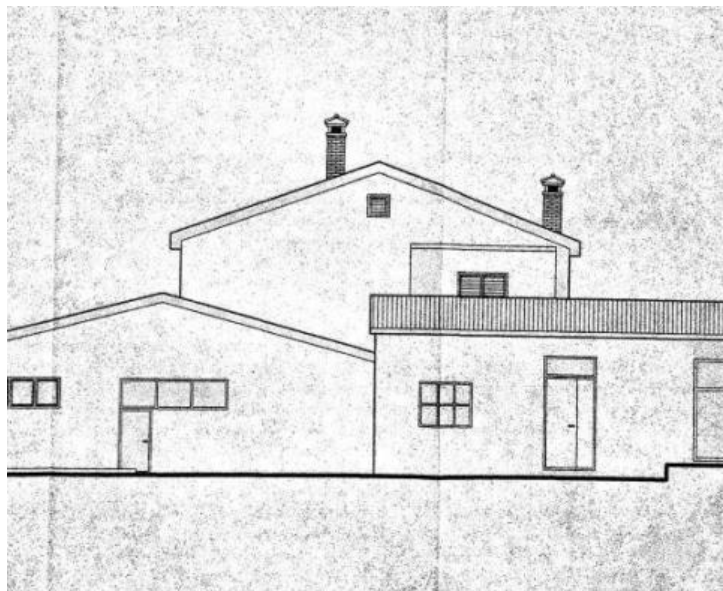
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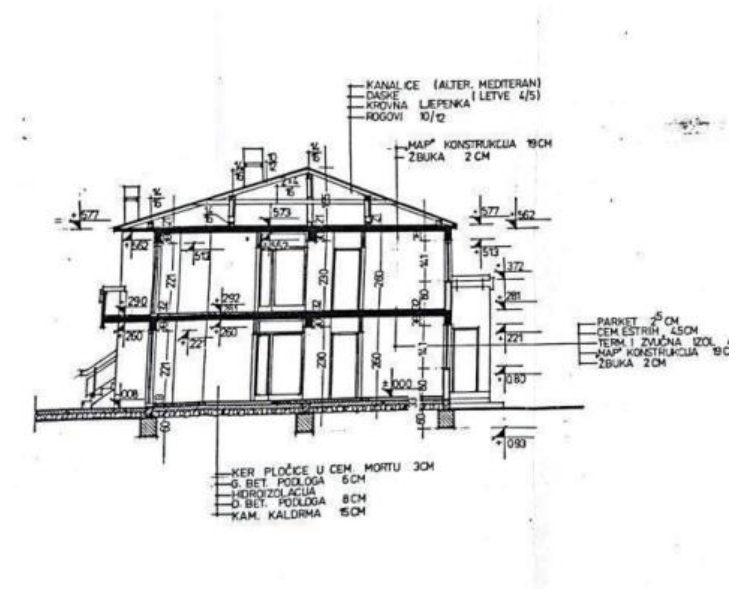
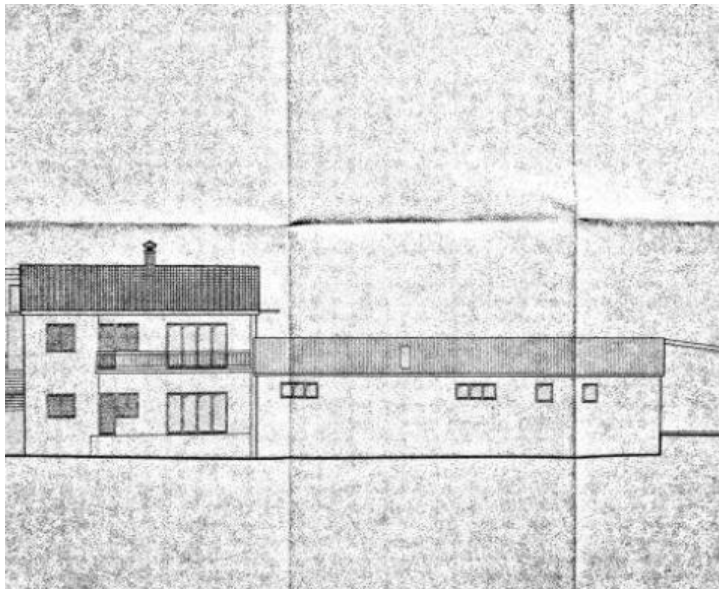
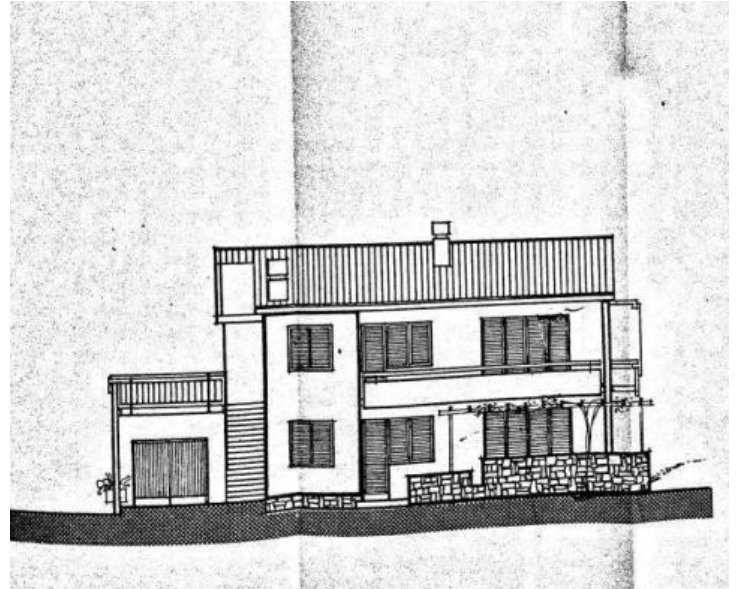
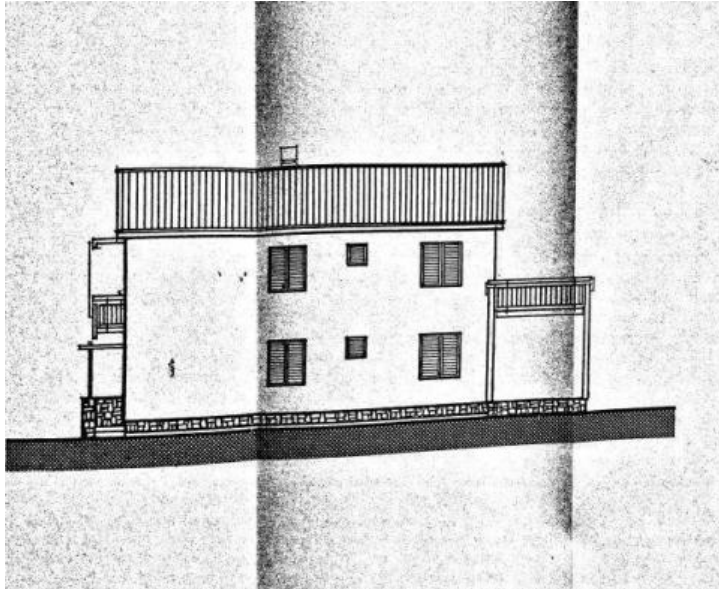
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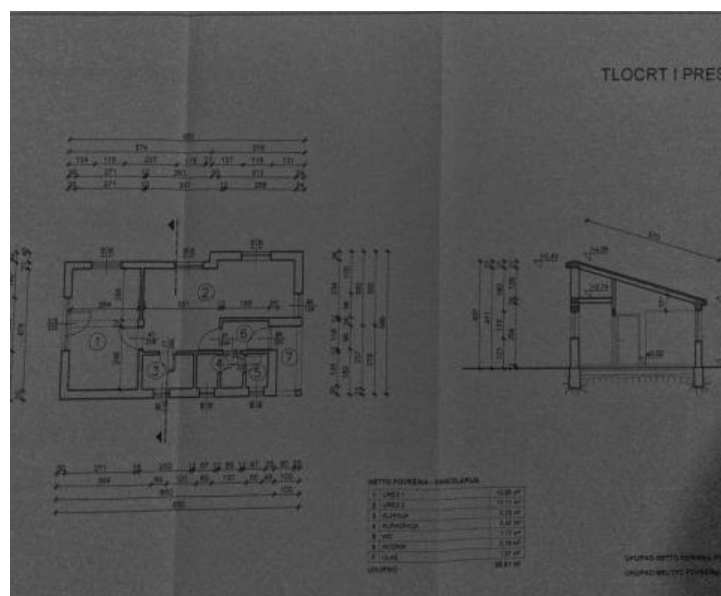
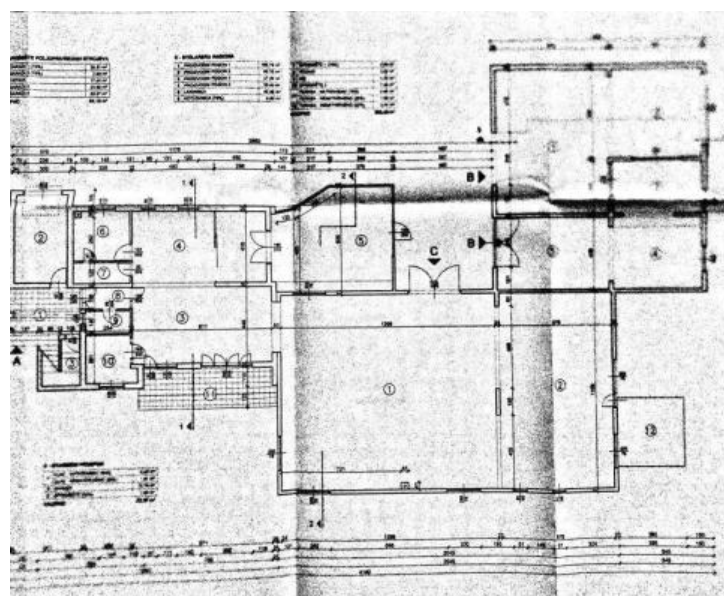
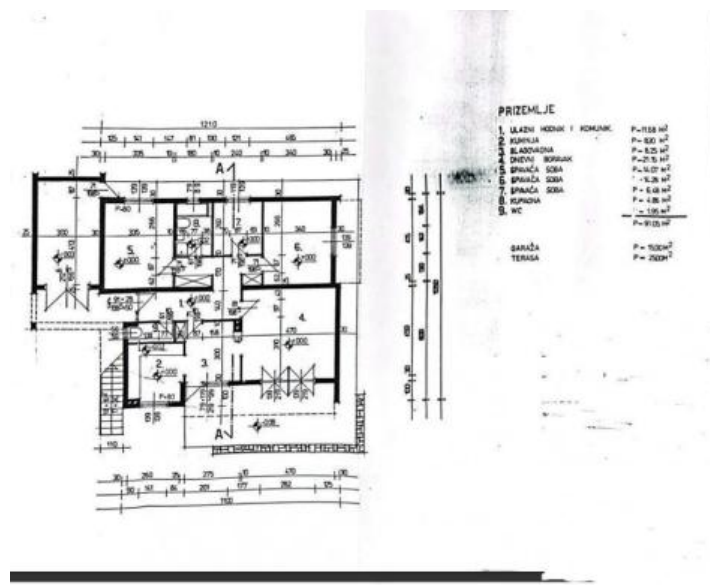
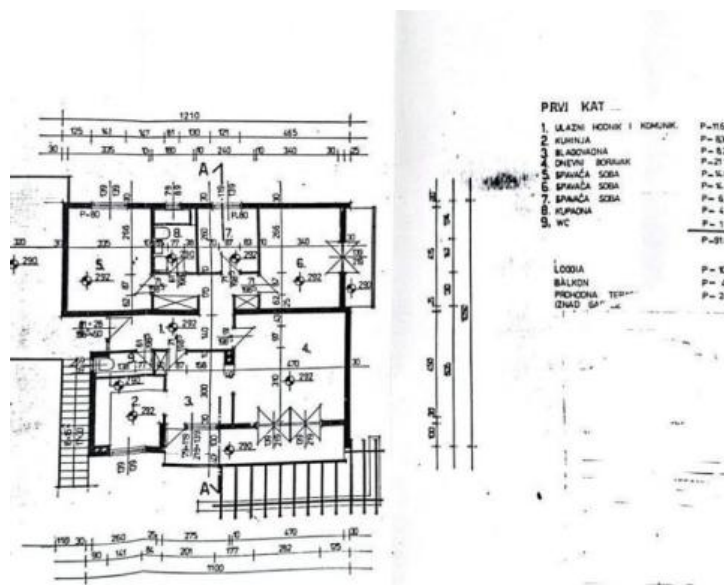
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