

# House

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-16433
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	320 sqm
<b>Plot size</b>	9300 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 300 000

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Gorgeous estate in Svetvincenat area with total area of land - 9300 sq.m., almost 1 hectare of land. A small part of the land is of construction type, and the rest is of agricultural type. There are two older buildings on the land with total surface of 320 sq.m.

The 1st house consists of a ground floor and a first floor.

Each floor has 100 m2 of living space.

The ground floor is partially furnished and consists of a kitchen with dining room, bedroom, bathroom, wooden exterior and interior joinery.

The 1st floor is in the Roh-Bau stage without any joinery.

In front of the house is a concrete terrace with an old stork.

The 2nd house is an old Istrian stone house in a row that needs a complete adaptation, and extends through the ground floor and the first floor with a total living area of 120 m2.

The facilities have water and electricity connections. An asphalted road leads to the property.

Behind the house is a ruined stone barn, marked and recorded in the cadastral register.

Property of great investment potential.

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>:  
938 €

Average price/m<sup>2</sup> of this type  
in this region:  
3688 €

Median price/m<sup>2</sup> of this type  
in this region:  
3176 €

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

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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