

# House

## Grožnjan, Istria



<b>Ref</b>	RE-U-11978
<b>Type</b>	House
<b>Region</b>	Istria › Umag
<b>Location</b>	Grožnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20000 m
<b>Floorspace</b>	200 sqm
<b>Plot size</b>	2240 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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Authentic stone house with a beautiful view in Grožnjan, one of the most charming towns in istria!

The living area of this beautiful house is about 200 m2 and spreads over three floors - ground floor, first floor and basement.

The interior can be arranged according to the wishes of the future owner.

The exterior walls are solid, preserved and flat and do not require repair and demolition, while the interior and roof require modernization.

Also replacement of carpentry is needed.

The house is detached and is located on a land plot of 240 m2, but there is a possibility of buying a larger part of the garden - about 2000 m2.

Already from the ground floor of this beautiful house there is a beautiful view all the way to the sea.

The perfect location makes this property ideal for arranging a luxury haven for those who want to stay in nature, and yet not far from the city.

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.

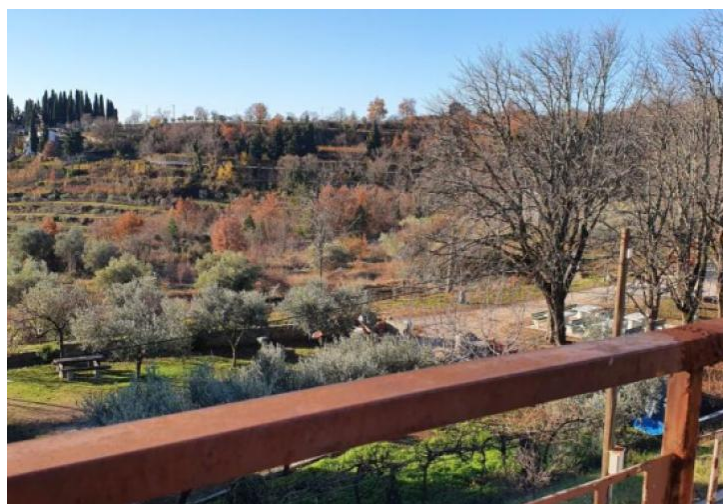
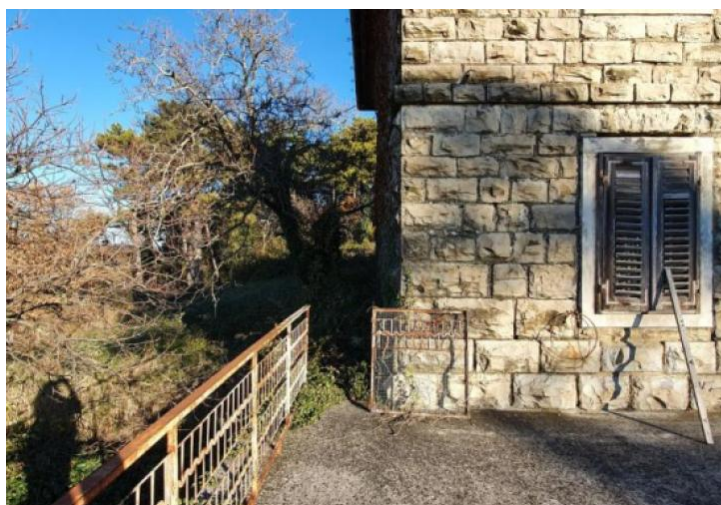
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