

House

Poreč, Istria



Ref	RE-U-19066
Type	House
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	10000 m
Floorspace	350 sqm
Plot size	697 sqm

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No. of bedrooms	6
No. of bathrooms	1
Price	€ 400 000

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House 10 km from the sea in Porec area for adaptation.

Total floorspace is 350 sqm. Land plot is 697 sq.m.

House was built in 1968.

The building extends through 4 floors: the basement where there are 2 taverns, the ground floor where there are 2 kitchens, a bathroom with toilet - a hallway, on the first floor there are 3 bedrooms as well as in the high attic.

Given that it has 2 separate entrances, the house can be built as an object with 2 multi-storey residential units, but it can also be as one unit.

There is enough space in the garden to build a swimming pool, and with adaptation, this house can be an excellent stone beauty with a wonderful view of the sea, which would serve for tourist purposes, but also a corner for enjoyment, especially for all those who like the original Istrian flair.

We are delighted by the fact that numerous old houses in Istria are being renovated now and get a new life.

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:
1143 €

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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