

House

Svetvinčenat, Istria



Ref	RE-U-18717
Type	House
Region	Istria > Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	16000 m
Floorspace	221 sqm
Plot size	574 sqm

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No. of bedrooms	4
No. of bathrooms	2
Price	€ 750 000

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A beautiful house in a great location is for sale in beautiful town with a rich cultural heritage - Svetvincenat. House was built in 2021.

The house is built on three floors (basement + ground floor + first floor) and has 221.90 m² of living space, while the footprint is 126 m².
Land plot is 574 sq.m.

The basement consists of a summer kitchen, a bathroom and a garage.

The external stairs lead to the ground floor of the house, which consists of an "open space" kitchen with a pantry and a living room, from which there is access to a spacious terrace, a bedroom, a bathroom and a toilet. Internal stairs lead to the first floor of the house, which consists of three bedrooms and a bathroom.

Two of the three bedrooms open onto a common terrace.

The house is heated by central pellet heating.

The yard of the house is 540m², it is landscaped and fenced. It has three parking spaces, two of which are covered. The view from the property overlooks a beautiful valley.

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:
3394 €

Average price/m² of this type
in this region:
3688 €

Median price/m² of this type
in this region:
3176 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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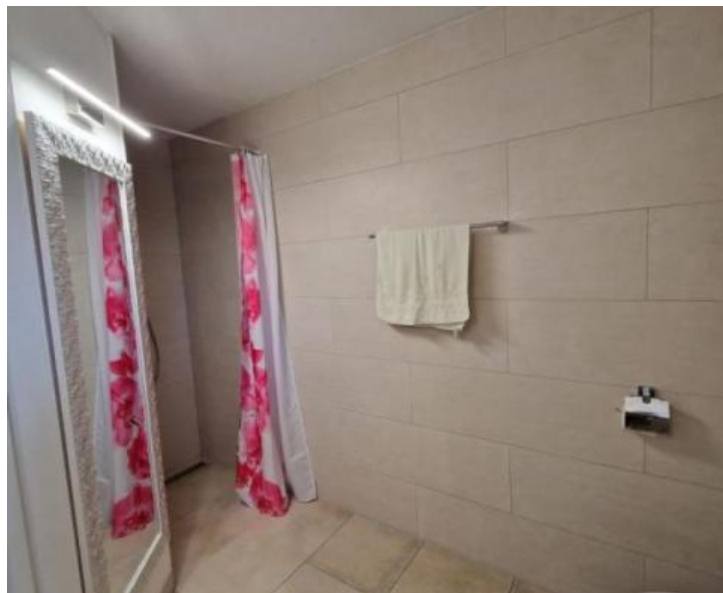
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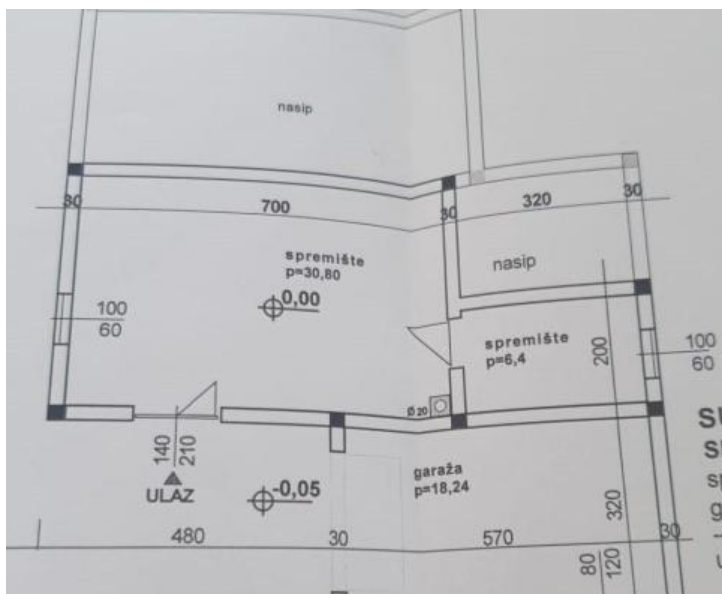
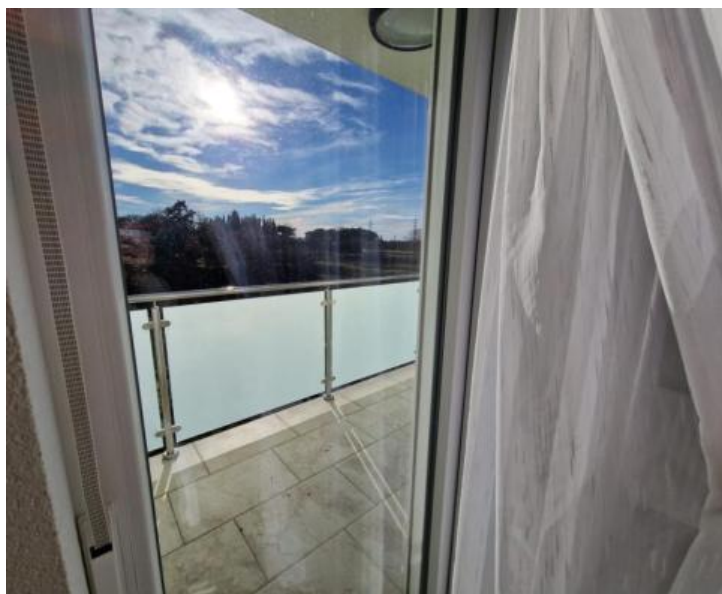
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