

Villa

Vodnjan, Istria



Ref	RE-U-20611
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Floorspace	240 sqm
Plot size	1553 sqm
No. of bedrooms	2
No. of bathrooms	1

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Price

€ 520 000

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Modern family villa of 240 m² on 1553 sq.m. of land in the area of Vodnjan, famous by olive groves and Brijuni islands views.

The villa is located on a plot of land of 443m², and an additional 1100m² of agricultural land on which there is an auxiliary facility consisting of a kitchen, storage room, workshop and woodshed.

Total 240m² of living space is divided into 2 floors:

Entering the upper floor, we reach the entrance hall, which leads to the "open-space" area consisting of the living room, kitchen and dining room. From the living room, through a glass wall, you can access a spacious outdoor covered terrace. On the upper floor there are also 2 bedrooms, a bathroom with a toilet, 2 storage rooms and a guest wc.

We go down the outer stairs to the lower floor, which serves as a tavern/room for socializing. It consists of a large "open-space" area, 3 bathrooms, a bar, a fully equipped kitchen, a large fireplace, and an outdoor terrace of approx. 60m².

Additional information:

- *4 air conditioners.

- *central gas underfloor heating.

- *villa is sold fully furnished.

Neat ownership, all documentation is available for inspection.

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:
2167 €

Average price/m² of this type
in this region:
3604 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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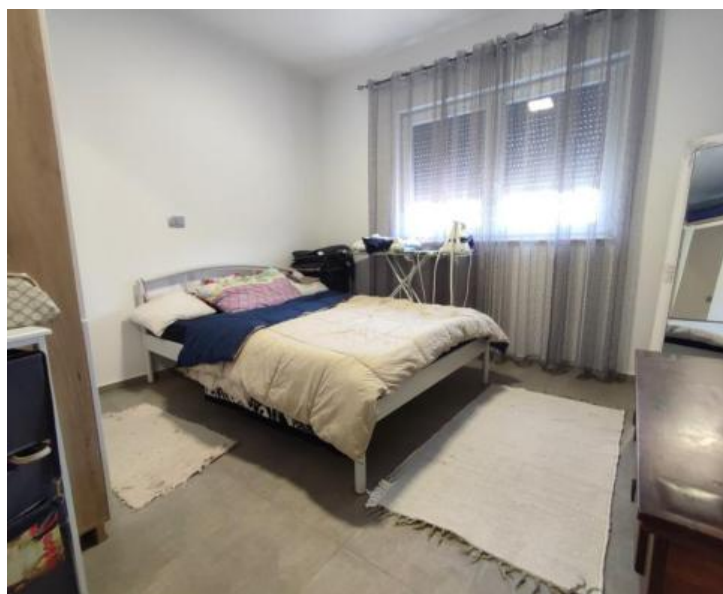
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