

House

Paz, Cerovlje, Istria



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|-------------------------|----------------------|
| Ref | RE-U-20728 |
| Type | House |
| Region | Istria › Rabac-Labin |
| Location | Paz, Cerovlje |
| Front line | No |
| Sea view | No |
| Floorspace | 61 sqm |
| Plot size | 947 sqm |
| No. of bedrooms | 2 |
| No. of bathrooms | 1 |
| Price | € 350 000 |

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An autochthonous Istrian stone house in Cerovlje valley!

This autochthonous Istrian stone house with a total living area of 61 m², divided into two floors, is located in a small village close to nature parks. Natural materials and Istrian style extend throughout the entire villa, so on the ground floor, in addition to numerous stone and wooden elements, there is a living room with a dining room and a kitchen in one open space flooded with natural light. There is a larger bathroom on the ground floor. From the living room, there is also an exit to a small outdoor terrace, ideal for drinking coffee or an evening glass of wine. An internal staircase leads to the upper floor, where there are two bedrooms, each of which has a unique panoramic view of the surrounding hills and Mount Učka. The garden of 947 sq.m. decorated in the same natural Istrian style will certainly not leave you indifferent, and we can attribute great credit to the view that extends from the territory.

What makes staying with friends and family even more pleasant with a larger covered terrace as well as a stone grill. It is a property of special character located in the middle of the virgin natural beauty of the Istrian forests, with a unique view, you will be surprised by the fresh air and the silence, which is only interrupted by the chirping of birds and woodpeckers. It is an excellent opportunity for all those who are looking for a corner of their own paradise away from the city noise and fast-paced lifestyle, as well as a tourist investment option considering how the property is rented out and pleasantly surprises its owners every year with records and results.

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:
5738 €

Average price/m² of this type
in this region:
2321 €

Median price/m² of this type
in this region:
2176 €

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

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

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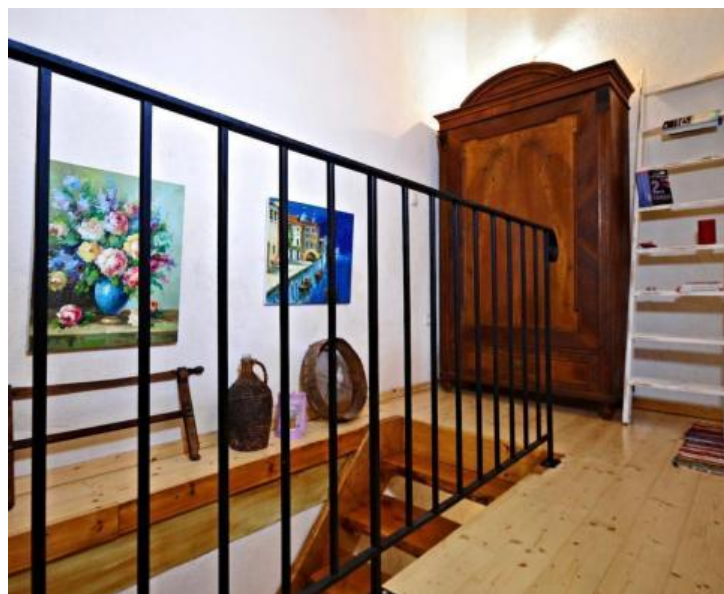
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