

Villa

Motovun, Istria



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Ref	RE-U-21295
Type	Villa
Region	Istria > Umag
Location	Motovun
Front line	No
Sea view	No
Floorspace	465 sqm
Plot size	2891 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	€ 780 000

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A stone fairy tale villa with swimming pool in nature in Motovun romantic outskirts!

This property is completely isolated, but only 800 meters as the crow flies is Zigante's very famous truffle center and other facilities of Medieval Motovun town.

Future owners have the opportunity to enjoy a unique property with an unreal view of nature and complete privacy and peace.

We are glad to introduce this marvellous property that consists of the two buildings.

The main house has a net area of 360 m², while the second house has a net area of 105 m².

The larger house offers 6 bedrooms and 4 bathrooms, and an additional house is being sold as a possibility for additional accommodation capacity or as a party zone.

The houses also offer a playroom, utility rooms, a technical room and many other facilities.

Orientation south - from all parts of the house there is a view of Motovun from the bathrooms to the bedrooms.

This stone fairy tale property also includes 2,891 m² of land located above, next to, and below the house.

The peak of the hedonism of this fairy tale is the heated overflow swimming pool (21m²) that offers a magical panoramic view of nature and Motovun.

In the garden there is also a summer kitchen with a grill area.

This stone fairy tale functions conceptually as a labyrinth, so we recommend all interested clients to schedule a tour in order to fully experience untouched nature and a very authentic real estate.

Technical details:

- 8 air conditioners
- 20 cm roof insulation
- 60 cm stone walls
- three-chamber biological purification system

Property retains old charm and still offers modern comfort.

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:
1677 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3412 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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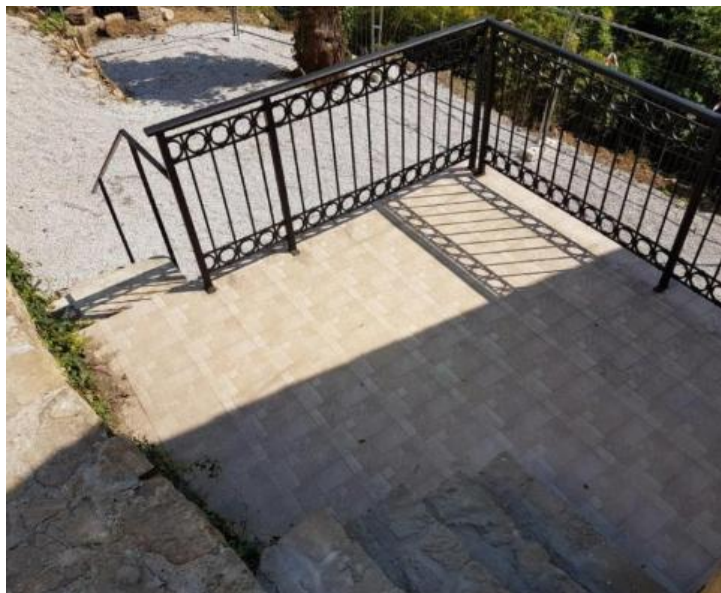
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