

House

Cres, Other islands



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|-------------------------|---------------|
| Ref | RE-U-7399 |
| Type | House |
| Region | Other islands |
| Location | Cres |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 2000 m |
| Floorspace | 60 sqm |
| Plot size | 76000 sqm |
| No. of bedrooms | 1 |
| No. of bathrooms | 1 |
| Price | € 540 000 |

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Older house on Cres island on 76 000 sq.m. of land!

House is 2 km from the sea.

Total area of the house is 60 sq.m.

The house has only one bedroom, a bathroom and a toilet, a kitchen with a fireplace and a large outdoor bread oven. The house is adequate for a summer stay.

The house is in good construction condition, has a new septic tank with three chambers, water supply and electricity of 17 KW. It is possible to expand the existing building by 20 m².

Construction is allowed on the land for the purpose of agriculture and agro-tourism up to 200 m² on the land of 30,000 m².

The house built in 1883 is secluded, and the first neighbors are 1 km away (property Stancija Castelani, agritourism and property Matalda (future golf complex).

The entire property is surrounded by a dry stone wall and has a regular shape.

The Osor - Punta Križa road runs along the border of the property, and the house is accessed by a 100 meters long macadam road.

The view from the grounds and partly from the house extends to the sea, the island of Rab, the island of Pag, Silba and Lošinj.

By regulating the height of the trees, the view can be opened at your own discretion.

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:
9000 €

Average price/m² of this type
in this region:
3939 €

Median price/m² of this type
in this region:
3534 €

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

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

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