

# House

## Motovun, Istria



<b>Ref</b>	RE-U-24437
<b>Type</b>	House
<b>Region</b>	Istria > Umag
<b>Location</b>	Motovun
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	25000 m
<b>Floorspace</b>	120 sqm
<b>Plot size</b>	650 sqm

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<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 230 000

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Stone house in Motovun of great price!

Total area is 120 sqm. Land plot is 650 sq.m.

House was built in 1960 and needs renovation.

Space is distributed through the basement, ground floor and first floor.

On the ground floor there is a kitchen with a living room and a bathroom.

An internal staircase leads to the attic where the bedroom is located. Part of the building is habitable and can be used, while part needs adaptation.

The ground floor currently functions as two separate units, but according to the wishes of the owner, it is possible to expand the living space into one larger residential unit.

There are two rooms in the basement that can be functionally arranged as a tavern or a separate residential unit.

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 m<sup>2</sup>:  
1917 €

Average price/m<sup>2</sup> of this type  
in this region:  
2167 €

Median price/m<sup>2</sup> of this type  
in this region:  
1918 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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