

House

Grožnjan, Istria



Ref	RE-U-24826
Type	House
Region	Istria > Umag
Location	Grožnjan
Front line	No
Sea view	No
Distance to sea	23000 m
Floorspace	396 sqm
Plot size	387 sqm

House

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No. of bedrooms	2
No. of bathrooms	1
Price	€ 420 000

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Traditional house in the area of artistic Grožnjan near Umag!

Total area is 396 sq.m. Land plot is 387 sq.m.

House was originally built in 1900 and now is carefully preserved.

Space is distributed through the ground floor and first floor.

The living part consists of a kitchen, dining room, living room and bathroom on the ground floor, while on the first floor there are a toilet and two bedrooms, one of which has access to a balcony. Next to the living area there is a beautifully decorated tavern with a fireplace. The tavern is connected to the residential area, but also has a separate entrance. Above there is a large open space that needs to be arranged.

The facility has a tavern and a garage. It currently functions as one residential unit, but with minor modifications it is possible to make two apartments (each with its own entrance) or to increase the existing living space.

The house is centrally heated with wood.

It is beautifully decorated and maintained and completely fenced.

If the future owner would like to expand the garden, next to the house there is 2000 m² of state land.

An ideal property for a peaceful family life or for starting agritourism.

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:
1061 €

Average price/m² of this type
in this region:
2167 €

Median price/m² of this type
in this region:
1918 €

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

Median price/m² of this type
in Croatia:
2591 €

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