

Villa

Poreč, Istria



Ref	RE-U-35132
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	85 sqm
Plot size	1063 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 465 000

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Charming small villa in Poreč, 6 km from the sea.

Total area is 85 sq.m. Land plot is 1063 sq.m.

Upon entering the villa, there is a small corridor that separates the private interior space from the part for daily life and entertainment. Thus, in the spacious and maximally open area for everyday life, there is a modern and fully equipped kitchen with an island, a dining room ideal for a family lunch or a late evening party with friends, and a spacious living room furnished so that your favorite movies and series are even more interesting. Comfortable and high-quality furniture certainly contributes to that. From the living room there is an exit through a sliding glass wall to the landscaped yard and swimming pool with sunbathing area. In the private part of the villa, there are two bedrooms, one of which is the master bedroom with its own bathroom, and another guest bathroom.

This one-story villa is equipped with top-quality new furniture in a rustic style, which adds to the character of the villa, and is being sold as such.

The garden is completely fenced, while it is accessed through an automatic gate with sensors, after which there is a parking space sufficient for 2 to 3 cars. A modern approach was used in the arrangement of the garden with the simplicity of maintaining greenery, which is helped by an automatic irrigation system. It has been enriched with local herbs and greenery such as olive trees, and new greenery has been planted to add privacy and more shade during the warm summer months. What makes this property particularly interesting is the fact that it is located at the beginning of the plot, which means that the other 500 m² of land remains free in case the new owners wish or need to build additional facilities or another residential building. The current owners have a project to upgrade the house on the rest of the land.

The heating and cooling system is solved with the help of smart air conditioners, but in the living room there is also the option of heating with wood or pellets with the help of a chimney. It is an ideal investment opportunity in the sense of an ideal warm and safe family home, but considering the attractiveness of its location and the contents of the villa, there is also the possibility of investment in the direction of tourist rental.

For all questions, necessary information or organizing an appointment to view the villa, please feel free to contact us.

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.

Price per m²:
5471 €

Average price/m² of this type
in this region:
3911 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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