

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-27702
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	12000 m
<b>Floorspace</b>	295 sqm
<b>Plot size</b>	8810 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

In a charming village near the city of Poreč, 12 km from the beaches, there is a grand estate, composed of the two stone houses with a swimming pool and a spacious garden of 8810 sq.m..

The property is located in an idyllic and peaceful rural environment, is hidden from prying eyes, is completely surrounded by a stone wall and offers perfect privacy and peace.

There are two stone houses of original authentic charm and a swimming pool on a spacious building plot of residential use.

House 1: The indigenous Istrian stone house was built in 1899.

After the adaptation in 1990, the present appearance and surface area of approx. 200 m<sup>2</sup> that extends through the ground floor, first floor and high attic.

The ground floor consists of a kitchen with a dining room, a guest toilet and a technical room with storage.

The first floor consists of a living room with access to the balcony, a typical architectural element of an older type of Istrian rural house.

The upper floor is complemented by two bedrooms and a bathroom. The high attic is used as a study room.

House 2: Ground floor of approx. 95 m<sup>2</sup> consists of living room, kitchen with dining room, two bedrooms and two bathrooms.

The floor plan is complemented by a garage and a terrace covered with a pergola.

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he combination of lush greenery and traditional Istrian architecture makes this property ideal for lovers of stone antiquities and nature with great potential for a peaceful family life or a lucrative rental business.

Ideal ideal in close vicinity of Porec.

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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