



Ref RE-U-14980 Type House

Region Istria > Umag

LocationBuzetFront lineNoSea viewNo

Distance to sea30000 mFloorspace140 sqmPlot size7297 sqmNo. of bedrooms4

Tel: +385 91 357 3071 Viber, Whatsapp info@adrionika.com www.adrionika.com



No. of bathrooms 4

Price € 265 000



A house in a fairytale setting in Buzet! Total area of the house is 140 sq.m. Land plot is 7297 sq.m.

Located not far from the towns of Buzet and Hum, the smallest town in the world, as well as the enchanting turquoise village of Kotli, renowned for its breathtaking scenery and pristine nature, is a house for sale set in a fairy-tale-like setting.

The property is secluded, enveloped by nature, and is spread across two floors. The ground floor features an open-concept kitchen, dining, and living area, a bedroom with an en-suite bathroom, and an additional bathroom. The first floor comprises three bedrooms and two bathrooms.

In front of the house, there's a 25m² summer kitchen equipped with a toilet and storage room, complemented by a refreshing swimming pool.

This picturesque property, with its panoramic views overlooking the historic village, presents an ideal opportunity for family living, relaxation, or as a lucrative investment for tourist rentals.

*The listed price corresponds to the condition as seen in the photos and is sold in its current state.

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 1893 €

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: 2590 €

www.adrionika.com



































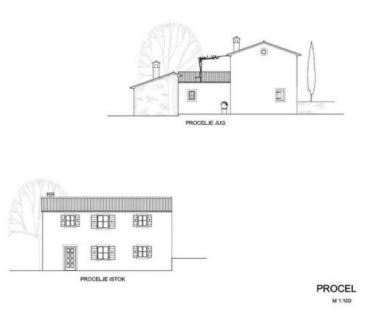




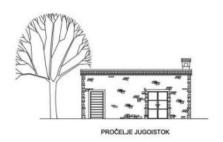


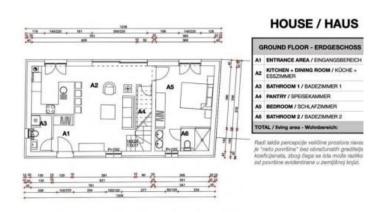




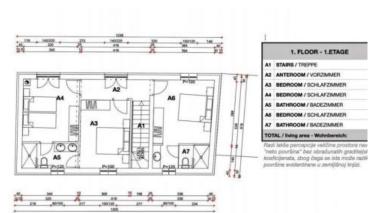


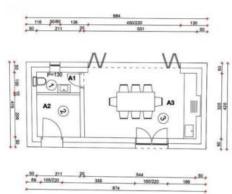












AUXILIARY BUILDING / NEBENGEBÄUDE

GROUND FLOOR - ERDGESCHOSS A1 BATHROOM / BADEZIMMER

A2 SUMMER KITCHEN / SOMMERKÜ

A3 PANTRY / SPEISEKAMMER

OTAL / living area - Wohr

Radi lakše percepcije veličine prostora navi e "neto površina" bez obračunatih graditaj roeficijenata, zbog čega se ista može razik