

# House

Poreč, Istria



<b>Ref</b>	RE-U-29228
<b>Type</b>	House
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	14000 m
<b>Floorspace</b>	350 sqm
<b>Plot size</b>	223 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 335 000

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Stone house in Poreč area, 14 km from the sea!  
Total area is 350 sq.m. Land plot is 223 sq.m.

On the first floor of the house, there is a furnished apartment consisting of a hallway, a living room with a kitchen and dining area, 3 comfortable bedrooms, and a bathroom.

On the ground floor and attic, there is an unfinished space that can be renovated according to the future owners' wishes.

It can be converted into an apartment, a gym, a tavern, or similar.

The house has a land plot of 223 m<sup>2</sup> where it is possible to build a swimming pool, a summer kitchen, or additional parking spaces.

Heating is provided by a pellet stove and air conditioning.

The house has been renovated and is sold fully furnished and equipped.

Due to its peaceful location and proximity to the city of Poreč, this is a very attractive investment for a young family's life.

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>:  
957 €

Average price/m<sup>2</sup> of this type  
in this region:  
2878 €

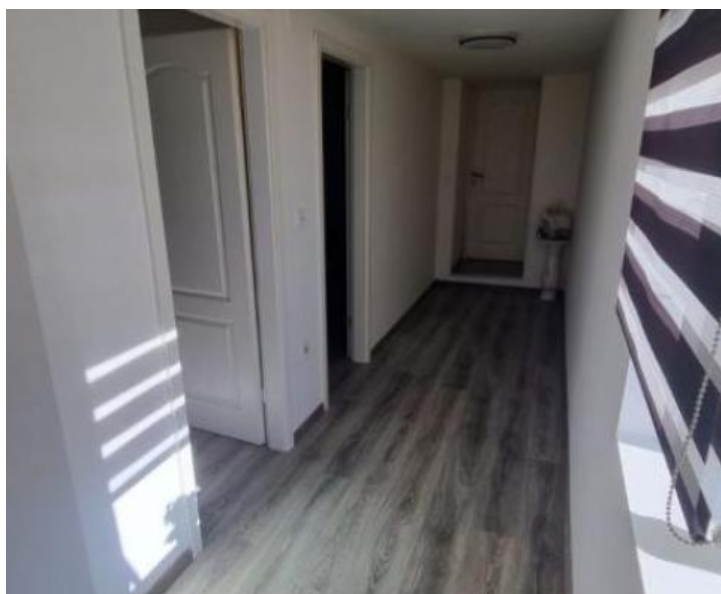
Median price/m<sup>2</sup> of this type  
in this region:  
2904 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2885 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

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