

Villa

Višnjan, Istria



Ref	RE-U-17533
Type	Villa
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	Yes
Distance to sea	9000 m
Floorspace	800 sqm
Plot size	800 sqm

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No. of bedrooms	13
No. of bathrooms	10
Price	€ 1 240 000

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Gorgeous Tuscan style estate in Porec area with distant sea views!
Amazing Mediterranean villa of 800 sq.m. on 800 of land.
Villa belongs to 1900 year of construction, but it was completely modernized in 2019.

The property consists of two villas next to each other, each with its own entrance, the first house has 400 m2, the second 300 m2 with 100 m2 of terrace and balcony.

The villas have a wonderful panoramic view of the sea that reaches from Koper to Novigrad, they have a total of 13 bedrooms, 9 bathrooms and a kitchen, all spread over two floors.

Within the estate there is also a swimming pool, an old šterna (well) under which there is a large space that has the potential to be used as a wine cellar and a bread oven.

This real estate represents in the true sense a small estate like from a fairy tale, and serves as an excellent investment for rent or some kind of agrotourism for future owners.

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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