

# House

## Motovun, Istria



<b>Ref</b>	RE-U-14775
<b>Type</b>	House
<b>Region</b>	Istria > Umag
<b>Location</b>	Motovun
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	282 sqm
<b>Plot size</b>	417 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

2

**Price**

€ 200 000

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House with the view of picturesque Motovun town.  
Total area is 282 sq.m. Land plot si 417 sq.m.

Motovun stands as a renowned tourist destination today, celebrated as the epicenter of hedonists from across the globe. This ancient Istrian acropolis perches atop a 277-meter-high hill, commanding the valley of the Mirna River, and is one of the most beautiful old towns in the Mediterranean. To reach it, one must ascend the longest Istrian staircase with its 1052 steps. Motovun is a city monument on the UNESCO World Heritage tentative list. What sets the Municipality of Motovun apart, stretching across 33.58 square kilometers, are its biological diversities, rich plant life, and unique microclimatic characteristics.

Thanks to its specific geomorphological features, replete with numerous hills, it captures attention with natural beauty and unforgettable panoramic vistas that stir the soul.

For sale is this detached house, spanning 282 square meters, with a splendid view of Motovun.

The house extends over two floors. On the ground floor, there is a space that requires adaptation and a garage. An internal staircase leads to the first floor, where two bedrooms and a terrace, also in need of adaptation, are found. In the other part of the first floor, there is a furnished section consisting of a living room with a kitchen and dining area, two bedrooms, and a bathroom. Above the first floor lies a low attic space that can be utilized as an attic.

Heating is provided through air conditioning units and wood-burning stoves.

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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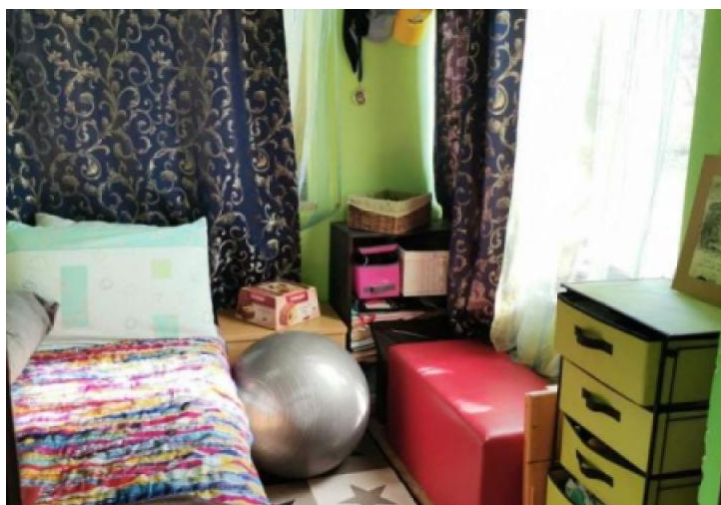


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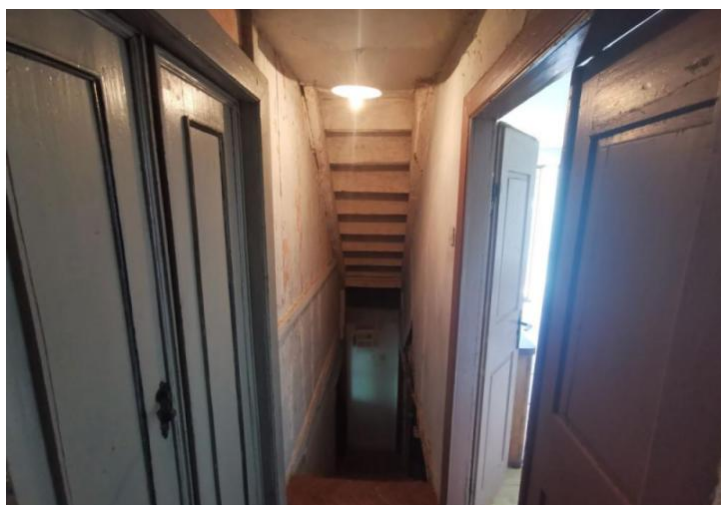
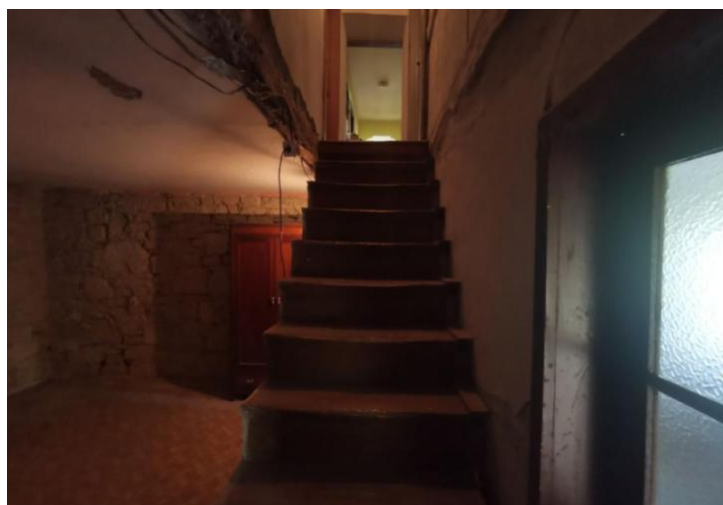
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