

Villa

Kršan, Istria



Ref	RE-U-30636
Type	Villa
Region	Istria › Rabac-Labin
Location	Kršan
Front line	No
Sea view	No
Floorspace	183 sqm
Plot size	2825 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 730 000

Charming rustic villa on a beautiful terrain of 2825 sq.m.!

Total area of villa is 183 sq.m.

The villa was built in 1926 and completely renovated in 2017. Both outside and inside, it is decorated with exceptional style and attention to detail that combines wood, stone and steel in a beautiful combination for a comfortable and functional life.

The villa extends to the ground floor and first floor.

The ground floor consists of a comfortable living room, fully equipped kitchen and dining room. There is also a guest toilet and laundry. In the continuation of the ground floor, with a separate entrance, there is another bedroom with bathroom.

The upper floor offers three comfortable bedrooms, each with its own bathroom.

The issue of heating and cooling is solved by a beautiful fireplace located in the living room, and air conditioners that are installed in all bedrooms.

The interior design in all rooms perfectly complements the indigenous spirit of this beautiful property and creates the ideal atmosphere for a perfect vacation or luxurious family life.

The garden is 2825 m², fenced and has two accesses - one to the open parking for two cars and the other, covered parking with an automatic gate for two more cars.

In addition to a handful of various facilities such as a beautiful summer kitchen with a bread oven and barbecue, two swimming pools - one larger than 54 m² and one smaller, children's 9 m², tennis court with auxiliary facility and beautiful terraces with beautiful views, concept the garden offers both privacy and peace. Also, the garden is beautifully landscaped and maintained with planted Mediterranean plants and an orchard with various fruit trees.

A villa that certainly stands out in the offer and has a well-established tourist rental business during the season, which the new owner has the opportunity to take over and continue.

The location is well connected with the paved access road, 4 km away to the first shop, bakery, cafes, restaurants, schools, kindergartens and clinics, and 3 km to the medieval town of Pićan.

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:
3989 €

Average price/m² of this type
in this region:
3147 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

Villa

Kršan, Istria



Villa

Kršan, Istria



Villa

Kršan, Istria



Villa

Kršan, Istria



Villa

Kršan, Istria

