

Villa

Sveti Lovreč, Istria



Ref	RE-U-34328
Type	Villa
Region	Istria > Poreč
Location	Sveti Lovreč
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	142 sqm
Plot size	5000 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 726 000

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Perched at the edge of a quaint village, a mere 16 kilometers from the bustling town of Poreč and 12 kilometers from the sparkling coastal shores, this remarkable estate presents a most singular opportunity. This villa of 142 sq.m., having undergone a meticulous restoration in the year 2020, radiates an air of refined elegance, marrying modern comforts with the timeless charm of traditional Istrian architecture.

Upon entering the ground floor, one is greeted by a spacious and inviting living area, seamlessly connected to the kitchen and dining room.

A well-appointed bathroom and a practical storage room complete this level. A sturdy internal staircase winds its way upward to the first floor, where three restful bedrooms await.

The master suite boasts its own private bathroom, while the two remaining chambers share a finely appointed bath.

Stepping outside, one finds a generous covered terrace that commands a view over verdant landscapes and the glimmering waters of a private swimming pool.

Adjacent to the swimming pool lies a sunlit area for leisurely repose and a covered summer kitchen, complete with a stately fireplace, added in 2022 with a careful eye to preserving the villa's authentic Istrian character.

Yet, what truly distinguishes this villa is its sprawling 9,000 square meters of gardens, offering meandering paths for tranquil strolls and quiet moments of contemplation. Tucked behind the main residence stands another storied Istrian stone house, ripe for renovation. This old-world structure, featuring a living room, kitchen, dining space, bathroom, and three bedrooms—alongside two rustic taverns on the ground floor—awaits a discerning soul to breathe new life into its walls.

The enclosed grounds hold further treasures: two additional buildings with legalized status. One serves as a covered parking area, while the other is in the process of being transformed into a charming apartment. The expansive grounds also afford the possibility of adding yet another swimming pool, offering future proprietors the chance to expand the estate's allure following renovation.

The estate's idyllic setting is replete with modern conveniences, from shops, schools, and kindergartens to restaurants, a post office, and a pharmacy—all but a short drive away. The surrounding landscape, with its serene atmosphere and neighboring holiday villas, offers a sense of peace and seclusion, making this property a most desirable venture for those seeking both a private retreat and a lucrative opportunity in the world of tourism.

It is, in short, an unparalleled chance for those who dream of their own slice of paradise, and for those who seek a sound investment amidst the gentle hills of Istria's timeless countryside.

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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Property advantages:

Swimming pool

Storage

Stone house

Modern

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Price per m²:
5.113 €

Average price/m² of this type
in this region:
4.002 €

Median price/m² of this type
in this region:
3.868 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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