

Villa

Sveti Lovreč, Istria



Ref	RE-U-42695
Type	Villa
Region	Istria > Poreč
Location	Sveti Lovreč
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	220 sqm
Plot size	500 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 180 000

Charming stone villa with swimming pool for sale in Sveti Lovreč, just 12 km from the beaches of Poreč.

Nestled on a hill with panoramic views of rolling fields, vineyards, olive groves, and the distant sea, this traditional Istrian villa offers a perfect combination of peace, privacy, and Mediterranean charm. Sveti Lovreč, one of the best-preserved medieval fortified towns in Istria, lies in the heart of the western peninsula, surrounded by lavender fields and only a short drive from Poreč, Vrsar, and Rovinj. The area is known for its scenic beauty and proximity to the stunning Lim Bay, a protected natural reserve and one of Istria's most picturesque coastal inlets.

Located in a quiet village near Sveti Lovreč, this beautifully restored stone villa combines authentic Istrian architecture with modern comfort and style. The property offers an authentic Mediterranean experience - a peaceful escape from the bustle of everyday life, yet within easy reach of the lively coastal towns of Poreč and Rovinj.

The villa has a total living area of 220 m² and sits on a landscaped plot of 500 m². The main house, with 160 m² of space, spreads across two floors. The ground floor features a spacious living room, a kitchen with a dining area, a guest toilet, and one bedroom with a private bathroom. The first floor offers two additional bedrooms, each with an en-suite bathroom.

The beautifully maintained yard is fully fenced and designed for relaxation and outdoor living. A 36 m² swimming pool with a sunbathing terrace and a charming 60 m² guest house complete the property. The guest house includes a bedroom with a private bathroom and a covered terrace with a summer kitchen and toilet - ideal for entertaining or hosting guests.

With its exceptional location, traditional character, and functional design, this villa represents a perfect choice for those seeking a comfortable family home, a peaceful vacation retreat, or a profitable investment in the Istrian real estate market.

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.

Property advantages:

Swimming pool
Modern

Villa

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Price per m²:
5.364 €

Average price/m² of this type
in this region:
4.014 €

Median price/m² of this type
in this region:
3.866 €

Average price/m² of this type
in Croatia:
4.552 €

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

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