

# Villa

Livade, Oprtalj, Istria



# Villa

Livade, Oprtalj, Istria



<b>Ref</b>	RE-U-12692
<b>Type</b>	Villa
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Livade, Oprtalj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	18000 m
<b>Floorspace</b>	220 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 480 000

# Villa

## Livade, Oprtalj, Istria



Motovun area is extremely popular now!

Every 5th buyer for realty in Istria is looking for a villa in the area of Motovun.

This is exactly the property of a right choice - villa with swimming pool and Motovun views.

Total area is 220 sq.m. Villa has three levels.

The ground floor offers a **tavern of 80m2** with billiards for play.

On the first floor there are two bedrooms with bathroom, kitchen and living room.

In the attic of the house there is a studio apartment for guests.

The garden is spread over 1000m2 on which there is **an additional stone farm building of 180m2 (!)**.

Advantage is a **swimming pool of 32m2**, and a cistern used for irrigation.

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.



# Villa

Livade, Oprtalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

Livade, Oprtalj, Istria

