

Villa

Rovinjsko Selo, Rovinj, Istria



Ref	RE-U-13468
Type	Villa
Region	Istria > Rovinj
Location	Rovinjsko Selo, Rovinj
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	385 sqm
Plot size	2447 sqm

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No. of bedrooms	4
No. of bathrooms	6
Price	€ 1 000 000

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Beautiful villa in Rovinjsko Selo just 7 km from super-popular Rovinj!

Total area is 385 sq.m.

Land plot is rather spacious and offers 2447 sq.m. (!)

Villa was built in 2015 in traditional Istrian style.

Villas has two levels:

The ground floor has an entrance hall, kitchen and dining room, salon, guest bedroom with bathroom and another additional bathroom.

On the first floor of the house there are three bedrooms with bathrooms.

On the spacious maintained garden there is a swimming pool measuring 5.5 m x 10.5 m.

In the yard of the house there are two more additional buildings that currently serve as a garage (50m2) and a workshop (70m2).

Heating in the house is arranged through wood central heating plus 5 air conditioners.

Villa benefits:

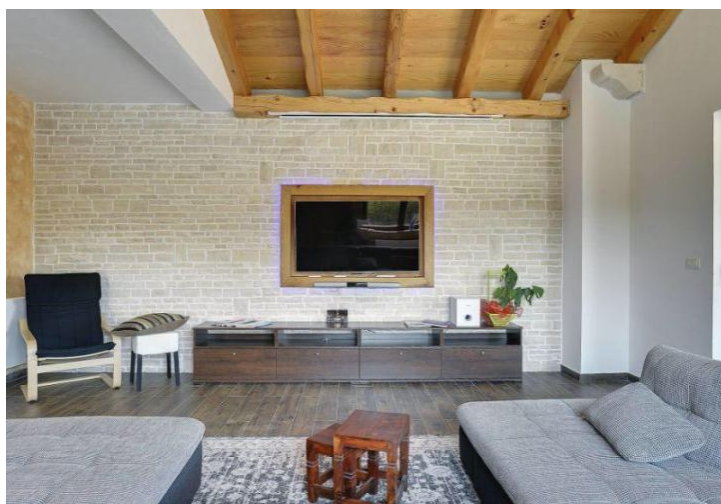
- garage
- outdoor parking area for 5 cars
- wonderful decorated garden
- swimming pool
- BBQ area with fireplace
- outdoor dining area in the fresh air
- konoba/tavern for family gatherings with indoor fireplace (currently used as gym and gaming room with billiard and table tennis)
- ultra-modern large kitchen with all the contemporary appliances

Great offer!

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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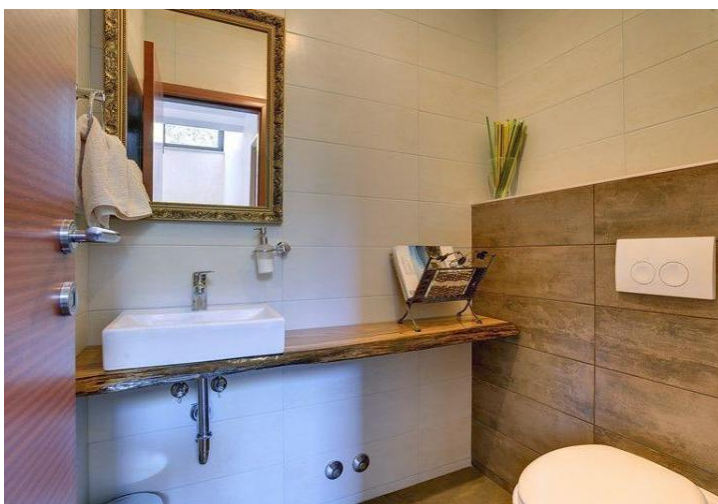
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