

# Villa

Bertoši, Pazin - Okolica, Istria



Ref

RE-U-13742

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# Villa

## Bertoši, Pazin - Okolica, Istria



<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Bertoši, Pazin - Okolica
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	25000 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	1500 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 650 000

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Perfect single-level villa with swimming pool in Pazin area!

Total area is 150 sq.m. Land plot is 1500 sq.m.

Villa is very special from the point of view of design.

At the entrance to the villa you will be greeted by a smaller lobby which then expands towards a public area of larger open space which offers modern and fully equipped kitchen, dining room with larger table and salon space. A special detail of the villa is located in salon, which is a modernly designed and functional **fireplace** located in the middle of the living room. What makes staying in this space of the villa more pleasant are the **glass walls** through which the space is illuminated throughout the day with natural light, as well as a direct view of the greenery surrounding the villa, including the yard and swimming pool. Next to the lobby at the entrance there is also a "utility" room with a guest toilet. Through the same glass wall in the living room there is a direct passage to the covered outdoor terrace with a fully equipped summer kitchen and barbecue.

The private part of the house is located behind a sliding wooden door next to the kitchen, and where there are 3 bedrooms, each with its own bathroom en-suite. What makes the rooms special is how each room is decorated and planned differently.

In the garden, in addition to the already mentioned summer terrace, there is also a 34m<sup>2</sup> swimming pool with sun deck, as well as a covered area for rest and fun with family and friends by the pool.

Sufficient parking space for 4 cars is also provided.

Additional details:

- \* The villa is fully air conditioned, and each room has its own air conditioning, including bedrooms
- \* The last phase of underfloor heating has been set, as future owners have the option to choose the system they would like to install
- \* Facade insulation of 10 cm and two-layer carpentry have been installed

Sincerely recommended!

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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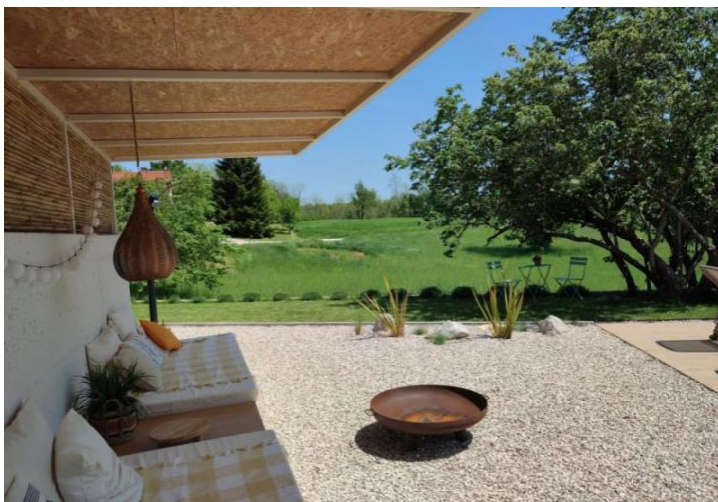


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