

House

Rakalj, Marčana, Istria



Ref	RE-U-14526
Type	House
Region	Istria > Rabac-Labin
Location	Rakalj, Marčana
Front line	No
Sea view	No
Distance to sea	700 m
Floorspace	193 sqm
Plot size	1124 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 420 000

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Two houses in a spacious garden of 1124 sq.m. with great potential just 700 meters from the sea in the area of Rakalj!

Total surface of the both houses is 193 sq.m.

The first house has 100m² of total living space and consists of an entrance hall, two bedrooms, bathroom and living room with kitchen and dining room, and next to it there is a garage of 30m². In the first house there is a central heating on pellets and air conditioners are additionally installed, and for the warm atmosphere of the home there is a wood burning fireplace.

The second house has 43m² and consists of an entrance hall, living room with access to a spacious terrace, kitchen and dining room, one bedroom, bathroom and another additional room that currently serves as storage. Next to the house there is a garage of 20m².

The garden of 1124 sq.m. is currently unfinished, there are preparations for the construction of swimming pools and engine rooms so that the future owner of such a spacious garden can make a beautiful oasis of peace to enjoy with family or for investment. The house is located in a quiet place and the garden is large enough that the privacy of your home is forever guaranteed.

Given some refurbishment done, this can become a wonderful tourist property for renting with 2 units or family villa.

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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