

# Villa

Krnica, Marčana, Istria



<b>Ref</b>	RE-U-14829
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Krnica, Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	145 sqm
<b>Plot size</b>	100 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 379 000

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Completely remodelled retro-house in Marcana!

In fact it is a semi-detached stone house of 3 levels.

Total surface is 145 sq.m. Land plot is 100 sq.m.

The house was originally built in 1860, so it offers charm of history, romantic design in Provence style.

On the ground floor there is a living room, a fully equipped kitchen with a dining room. In the living room there is a beautifully integrated fireplace that will give a special atmosphere in the winter months.

From the ground floor, you climb the stairs that lead us to the first floor, where there are three bedrooms with two bathrooms. Two bedrooms have double beds, while one room has two separate single beds.

The property has completely new sanitary facilities, furniture and newly redone roof.

The yard consists of 100 m<sup>2</sup> of surface, in which there is a beautifully landscaped garden, in which there is a nice dining table, which in the summer months will provide a nice atmosphere for socializing with family and friends.

The property is completely surrounded by a stone wall.

It is a proper house for the Englishmen who like history and appreciate efforts of restorers.

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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Price per m<sup>2</sup>:  
2614 €

Average price/m<sup>2</sup> of this type  
in this region:  
3620 €

Median price/m<sup>2</sup> of this type  
in this region:  
3601 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4698 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3863 €



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