

Villa

Rovinj, Žminj, Istria



Ref	RE-U-20315
Type	Villa
Region	Istria > Rovinj
Location	Rovinj, Žminj
Front line	No
Sea view	No
Distance to sea	30000 m
Floorspace	300 sqm
Plot size	605 sqm

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No. of bedrooms	6
No. of bathrooms	3
Price	€ 780 000

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Typical Istrian stone villa with a swimming pool in Zminj outskirts in Istria hinterland.

Total size of this traditional looking attached villa is 300 m², and the garage is 30 m².

On the ground floor, the house consists of a living room with a kitchen and dining room, a bathroom and two bedrooms, one of which is a study. On the ground floor there is another tavern and a separate area where there is table tennis and a boiler room.

An elegant wooden staircase leads to the first floor, where there are three more spacious bedrooms with access to the terrace and one bathroom.

In the attic there is an apartment that needs to be finished according to your wishes, and it consists of two bedrooms, a bathroom, a dining room, a living room and a kitchen.

The house has pellet central heating and air conditioning. The house has solar panels that are used for water heating.

The house was completely renovated in 2017. In the garden there is a garage and a swimming pool.

The yard is neat and paved. It is decorated with taste, and its special feature is that it is located in a quiet place surrounded by nature.

Poreč and the beaches are 33 km away. Rovinj is located 25 km away.

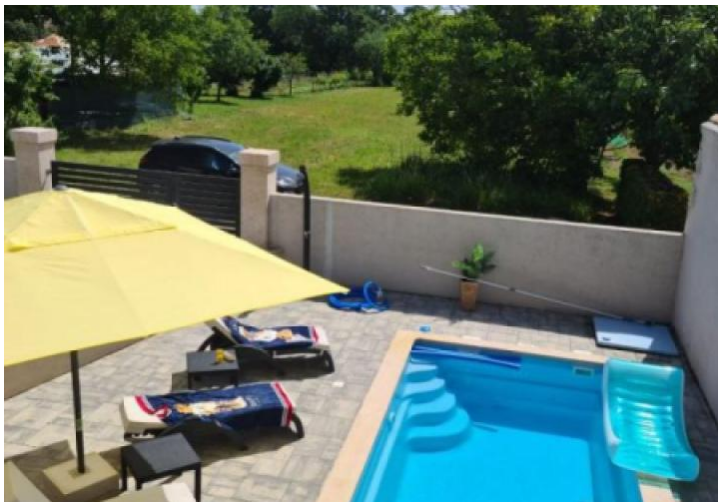
All facilities for life, such as a kindergarten, school, shop, restaurants, post office, bank, nature park, are located near the village.

Landscapes around are remarkable, the air is fantastically fresh smelling meadows and honey.

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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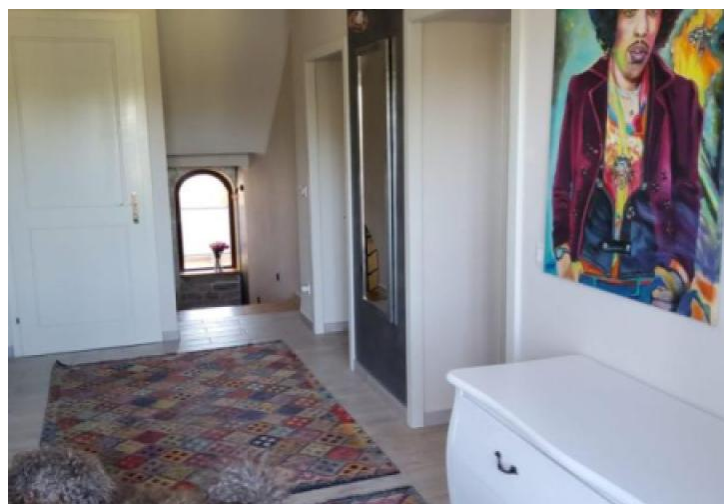
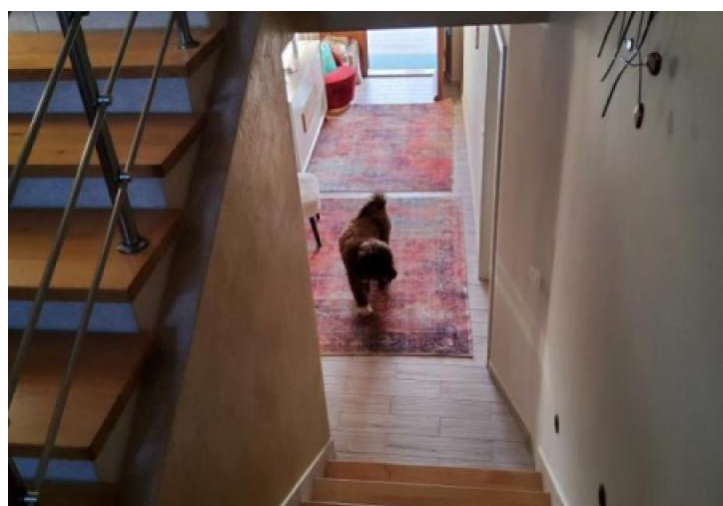
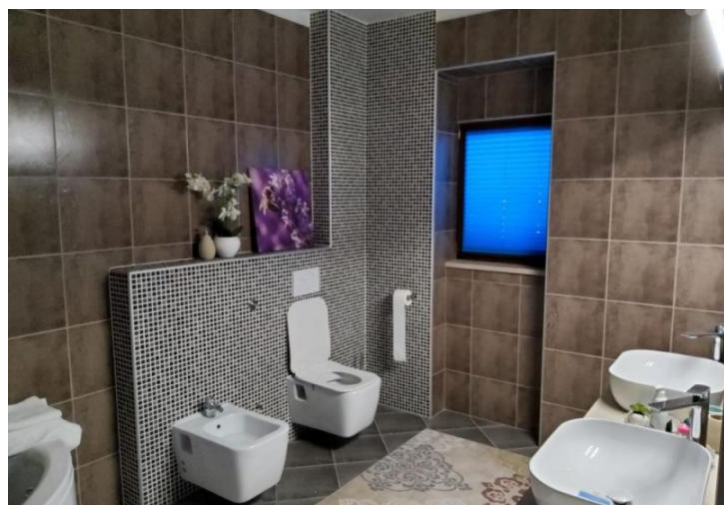
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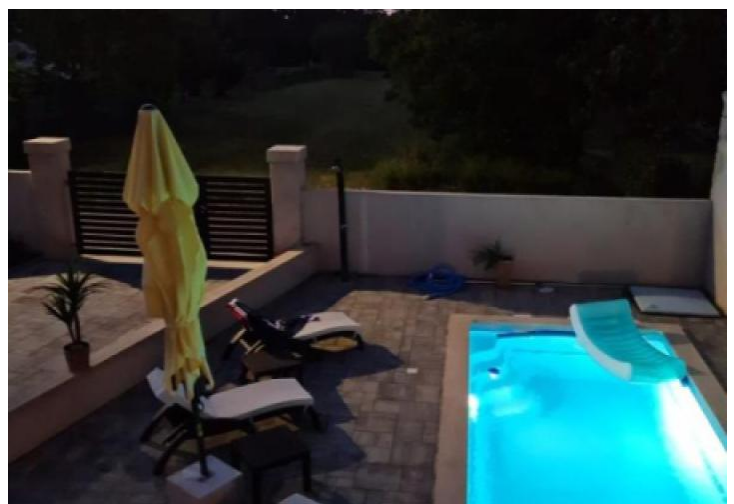
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