

Villa

Žikovići, Višnjan, Istria



Ref	RE-U-19050
Type	Villa
Region	Istria > Porec
Location	Žikovići, Višnjan
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	320 sqm
Plot size	1719 sqm
No. of bedrooms	5
No. of bathrooms	6
Price	€ 832 000

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Villa in Visnjan with swimming pool, tavern and studio apartment!
Villa has just one level - it is convenient for elderly people!

The total area of the house is 320 m² and is spread over two floors. In the basement there is one studio apartment of a total of 50 m² and consists of a bedroom, bathroom, living room and kitchen with a terrace. In the basement there is also a gym with exercise equipment, a bathroom, three storerooms and a tavern for socializing.

On the ground floor of the house there is an apartment of a total of 150 m² and consists of a spacious living room, kitchen and dining room located in an open space concept, four bedrooms and three bathrooms. There is a built-in fireplace in the living room, which provides additional warmth in the winter. From the living room and the bedroom there is direct access to the terrace, which offers a view of the swimming pool and the nature that surrounds the house. In the yard there is a covered summer kitchen with a fireplace, which is ideal for relaxing with the family by the pool. There is another bathroom next to the swimming pool.

The house has installed PVC carpentry with mosquito nets.

The whole house is centrally heated with wood and air conditioning. The house has installed solar panels for obtaining hot water, and there is also the possibility of a heated swimming pool.

The total size of the garden is 1,719 m², and another holiday home can be built on such a large land plot. All facilities for life from school, restaurants, bank, post office, shopping centers, walks by the sea are only 8 km away from the place. The place is quiet and surrounded by holiday villas.

This property is an ideal investment both for family life in nature and for tourist rental as additional income.

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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