

# Villa

Oprtalj, Istria



<b>Ref</b>	RE-U-20477
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Oprtalj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	28000 m
<b>Floorspace</b>	100 sqm
<b>Plot size</b>	850 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 520 000

Two stone houses with swimming pool and a view of Motovun in Oprtalj!

Oprtalj is an Istrian town situated on a hill, which is reached by a narrow plateau on the south side from the direction of Motovun.

Several hundred years ago Oprtalj was a fortress surrounded by walls on which houses were built, among which the former city gates spring up. In front of the door is a large Venetian loggia with a lapidary, and next to it on the high ramparts is a plateau from which the view reaches all the way to the sea.

This region is extremely famous for truffles, as well as for good olive oil and wines. Livade, a place within the municipality of Oprtalj, is also called the world center of truffles, since white and black truffles thrive here, especially along the Mirna river and the Motovun forest, while at the source of the medicinal water of St. Stjepan, at the foot of the 85-meter high rock, where the nearby Istrian Spa was built.

These are two traditional stone houses are for sale near Livado.

One is a ruin, while the other is a beautiful stone beauty that has had a well-established tourist rental business for years.

The house is designed as a two-story building, which on the ground floor contains a large room with a kitchen, dining room and living room. There is also a large covered terrace, which is ideal for spending time with family and friends. Internal stairs lead to the first floor where there are two bedrooms and two bathrooms. Behind the house, in complete peace surrounded by nature and forest, there is a swimming pool of 24 sq.m.. The large garden covers 2,200 m<sup>2</sup> and provides peace and privacy.

A property worthy of your attention!

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.

Price per m<sup>2</sup>:  
5200 €

Average price/m<sup>2</sup> of this type  
in this region:  
3574 €

Median price/m<sup>2</sup> of this type  
in this region:  
3462 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4416 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3873 €



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