

# Villa

Vodnjan, Istria



<b>Ref</b>	RE-U-20611
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Vodnjan
<b>Front line</b>	No
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	1553 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1

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**Price**

€ 520 000

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Modern family villa of 240 m<sup>2</sup> on 1553 sq.m. of land in the area of Vodnjan, famous by olive groves and Brijuni islands views.

The villa is located on a plot of land of 443m<sup>2</sup>, and an additional 1100m<sup>2</sup> of agricultural land on which there is an auxiliary facility consisting of a kitchen, storage room, workshop and woodshed.

Total 240m<sup>2</sup> of living space is divided into 2 floors:

Entering the upper floor, we reach the entrance hall, which leads to the "open-space" area consisting of the living room, kitchen and dining room. From the living room, through a glass wall, you can access a spacious outdoor covered terrace. On the upper floor there are also 2 bedrooms, a bathroom with a toilet, 2 storage rooms and a guest wc.

We go down the outer stairs to the lower floor, which serves as a tavern/room for socializing. It consists of a large "open-space" area, 3 bathrooms, a bar, a fully equipped kitchen, a large fireplace, and an outdoor terrace of approx. 60m<sup>2</sup>.

Additional information:

- \*4 air conditioners.

- \*central gas underfloor heating.

- \*villa is sold fully furnished.

Neat ownership, all documentation is available for inspection.

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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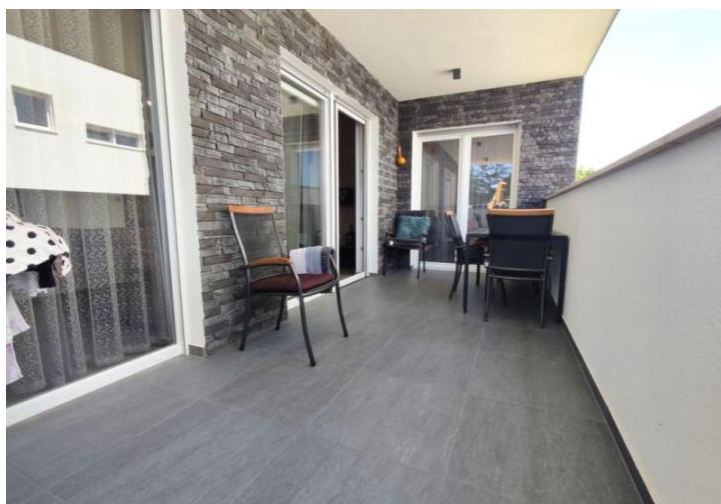
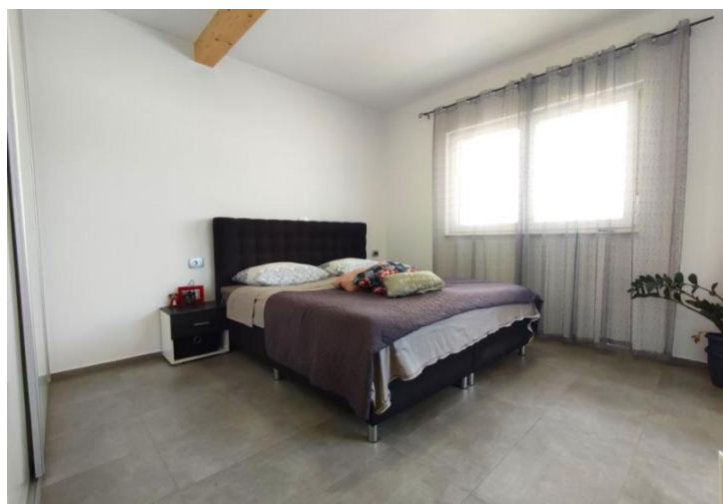
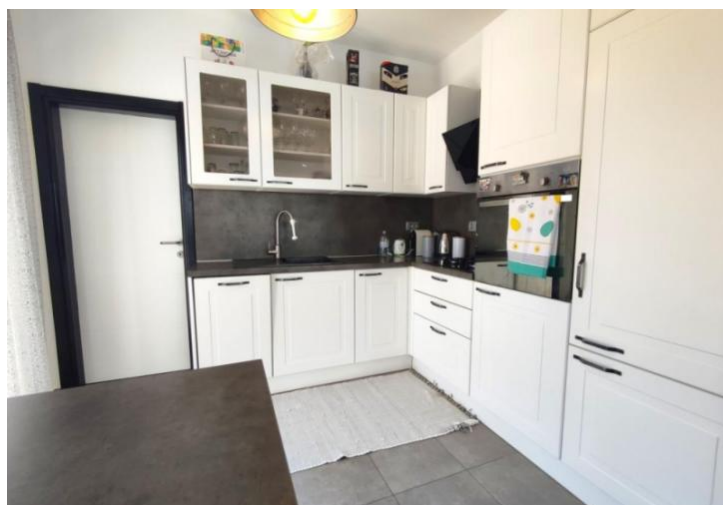
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