

Villa

Peruški, Marčana, Istria



Ref	RE-U-23563
Type	Villa
Region	Istria > Pula
Location	Peruški, Marčana
Sea view	Yes
Distance to sea	2000 m
Floorspace	94 sqm
Plot size	539 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 290 000

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Renovated stone villa with swimming pool, located in a quiet and peaceful location 20 km from the city of Pula in Peruški, Marčana, cca. 2 km from the sea!
Wonderful sea views are opening!

Not far from the crystal clear sea, more precisely about 2 km from the first beach, in a quiet village is located this beautiful renovated stone house of 94 m².

Beautifully furnished semi-detached holiday house with swimming pool, surrounded by greenery and a fenced garden consists of an entrance hall, two bedrooms, living room and kitchen, bathroom and a spacious covered terrace.

On the landscaped garden of 539 sq.m. there is a swimming pool of 24 m², separate storage, outdoor shower and bbq / barbecue. Beautifully landscaped and fenced garden of 539 m² is ideal for spending free time, the outdoor pool will provide you with the necessary cooling during the summer heat, and you can relax on the covered terrace.

From the southeast terrace there is a beautiful open panoramic sea view that reaches all the way to the island of Losinj).

There is also a covered parking lot for up to 3 cars on the landscaped garden.

The villa is furnished and ready to move in and use immediately. Heating and cooling is via air conditioning.

Taking into account the location and 14 years of renting on the market of holiday homes with a swimming pool, this is a very good property and as an investment that through a summer rental can return the invested funds to buy the same.

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 m²:
3085 €

Average price/m² of this type
in this region:
3571 €

Median price/m² of this type
in this region:
3529 €

Average price/m² of this type
in Croatia:
4416 €

Median price/m² of this type
in Croatia:
3873 €

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