

# House

Poreč, Istria



<b>Ref</b>	RE-U-24797
<b>Type</b>	House
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	9000 m
<b>Floorspace</b>	200 sqm
<b>Plot size</b>	2156 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 330 000

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Solid house of 200 sq.m. on 2156 sq.m. of land in Porec area - great investment!

The house extends over two floors, a ground floor and a high attic. It has two residential units.

On the ground floor there is a smaller apartment consisting of a hallway, living room, kitchen and dining room, bedroom, bathroom, toilet and two storage rooms.

The apartment in the high attic consists of a hallway, living room, kitchen and dining room, bathroom, toilet and four bedrooms, a balcony and a covered terrace.

There are two garages below.

It is possible to make a swimming pool and convert the house into gorgeous villa.

Perfect location 9 km from the sea in popular Porec area.

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.

### **Property advantages:**

Swimming pool

Storage

Urbanized

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Price per m<sup>2</sup>:  
1.650 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.153 €

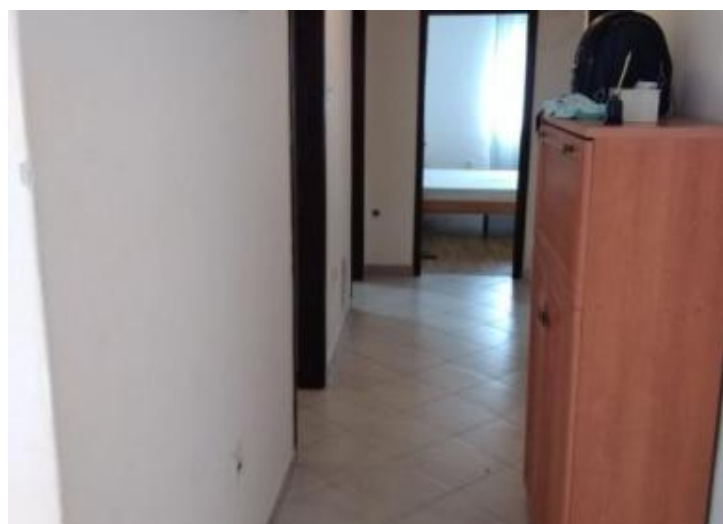
Median price/m<sup>2</sup> of this type  
in this region:  
2.907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

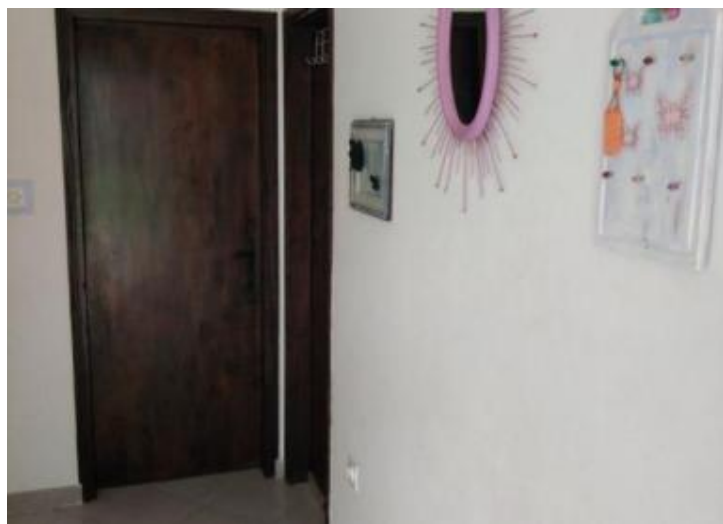
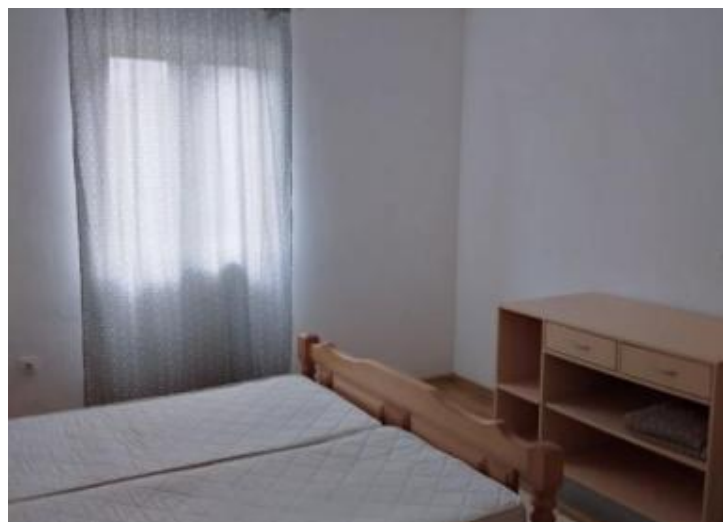
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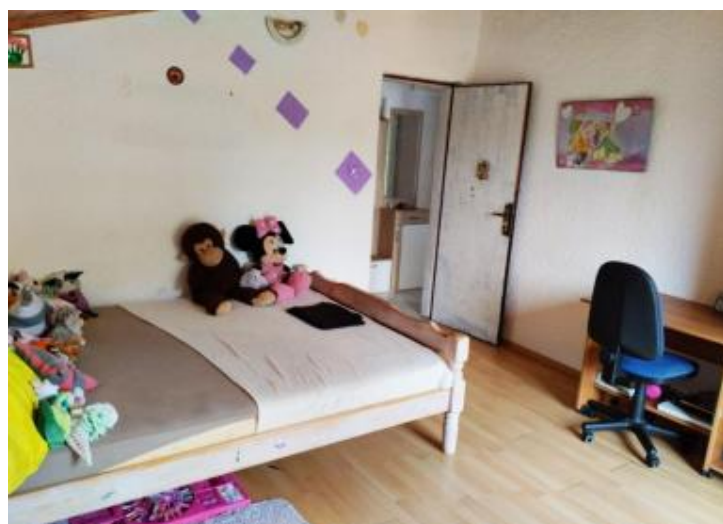
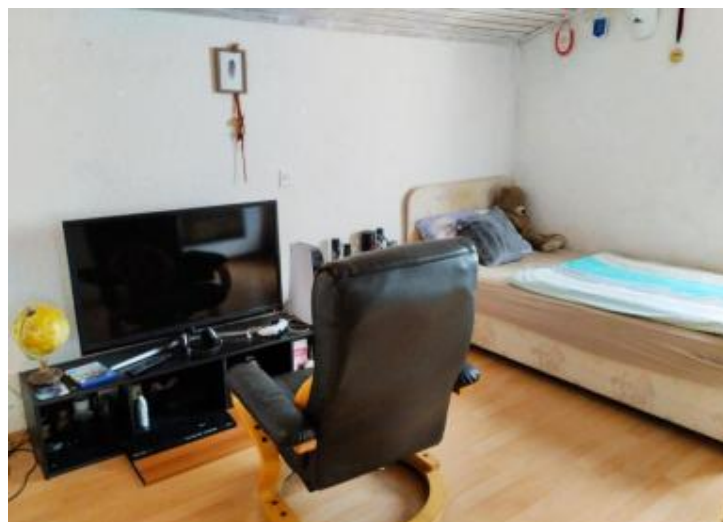
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