

Villa

Lovrec, Istria



Ref	RE-U-25947
Type	Villa
Region	Istria > Porec
Location	Lovrec
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	142 sqm
Plot size	9000 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 730 000

Nestled on the outskirts of a picturesque village, merely 16 kilometers distant from the town of Poreč and a mere dozen from the lustrous beaches, stands an abode steeped in indigenous stone—a property of distinction presenting an unparalleled opportunity.

This extraordinary dwelling of 142 sq.m. underwent a thorough rejuvenation in the year 2020, radiating sophistication while seamlessly intertwining modern comfort with the timeless allure of Istrian tradition.

Upon crossing the threshold of this magnificent stone villa, one is greeted by the expansive ground floor, where a commodious living area seamlessly merges with a well-appointed kitchen and dining space. A bathroom and storage room complete this lower level, ascending internal stairs beckon the occupant to the upper echelons of the dwelling. Here, three bedrooms unfold, the master amongst them adorned with its private en-suite, while the remaining two graciously share a communal bathroom.

Before the villa, a capacious covered terrace extends its embrace, offering a vantage point to savor the verdant panorama and the allure of the adjacent pool. Adjacent to this aqueous retreat lies a sun-drenched expanse and a sheltered summer kitchen, crowned by a fireplace whose embers were first kindled in the year 2022, yet preserving the authentic Istrian ambiance.

The pièce de résistance of this villa lies ensconced within the vast expanse of a 9,000 square meter garden—a sanctuary of enchanting pathways, tailor-made for tranquil strolls and contemplative moments. Rearward, an autochthonous Istrian stone domicile awaits its metamorphosis through comprehensive restoration into an integral facet of this extraordinary property. Awaiting a narrative of its own, this secondary residence proffers a living room, kitchen, dining area, bathroom, and three bedrooms, along with two subterranean taverns on the ground floor.

The encompassing yard, embraced by protective boundaries, shelters two sanctioned structures—an erstwhile shelter for vehicles now clad as a covered parking lot, and a second, undergoing transformation into a beguiling apartment. The expanse surrounding these structures allows for future endeavors, perhaps the inclusion of a crystalline pool—an augmentation to the property's allure following a meticulous renovation.

Convenience harmoniously coexists with this idyllic haven, with a plethora of amenities merely moments away by carriage. Within a brief drive, one may explore the local emporiums, institutes of learning, establishments catering to the youngest denizens, dining establishments, postal facilities, and apothecaries. Nature's beauty beckons in the immediate environs, facilitating leisurely strolls through the idyllic landscape.

A serene ambiance envelops the precincts, surrounded by holiday villas, rendering it an investment of great desirability for future proprietors in quest of a synthesis between personal repose and prospects for profitable tourist tenancy. An ideal opportunity unfolds, inviting those in search of a corner of their own paradise, as well as discerning investors seeking real estate with promise.

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

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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 m²:
5141 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3869 €

Average price/m² of this type
in Croatia:
4698 €

Median price/m² of this type
in Croatia:
3863 €

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