

# House

Gračić, Istria



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## Gračišće, Istria



<b>Ref</b>	RE-U-26414
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Gračišće
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	35000 m
<b>Floorspace</b>	135 sqm
<b>Plot size</b>	555 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 299 000

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Stone house with tavern in Pazin area, Istria hinterland!

Total area is 135 q.m. Land plot is 427 sq.m.

All necessary amenities for everyday life are located 7 km from the property.

It is a house that is divided into two residential units.

On the ground floor there is a beautiful restored Istrian tavern with a fireplace, a bathroom and a large, spacious bedroom. It is meant for guests venues.

The stairs lead to the first floor, where there is a covered terrace with a well whose water is used for watering and maintaining the garden. From the covered terrace we access the second unit, which consists of a smaller hallway, kitchen with dining room and living room, bathroom, and two bedrooms.

Heating of the house is provided by air conditioning and a wood stove. The property dates back to 1827 and was completely renovated in 2013.

Regardless of the fact that the property is isolated and next to nature, it is connected to the sewer system.

The total area of the land is 555 m<sup>2</sup>, while the usable area is about 427 m<sup>2</sup>.

Future owners have enough space to build a swimming pool. There are parking spaces in front of and next to the house for approximately 5 cars.

This high-quality and completely renovated house can be an ideal choice for an escape from the busy life and of course an investment for renting, since it has a well-established rental business.

Great potential to turn the house into a luxury villa.

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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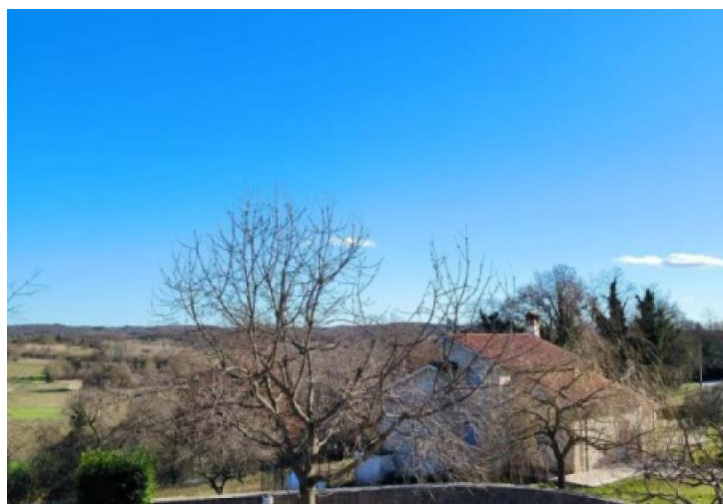
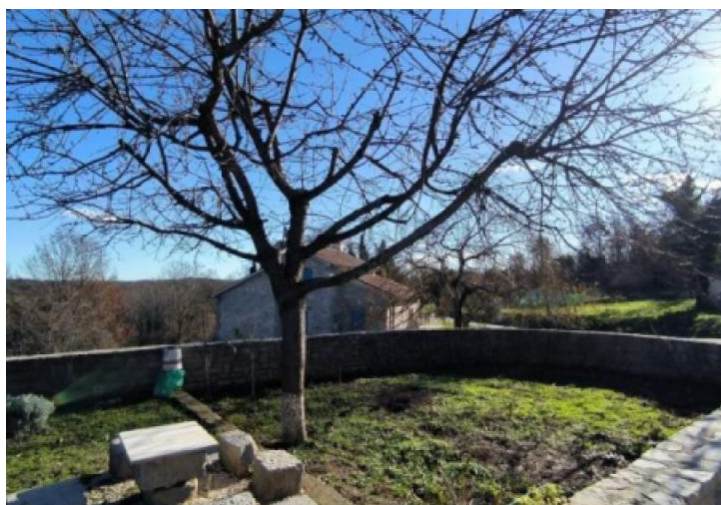


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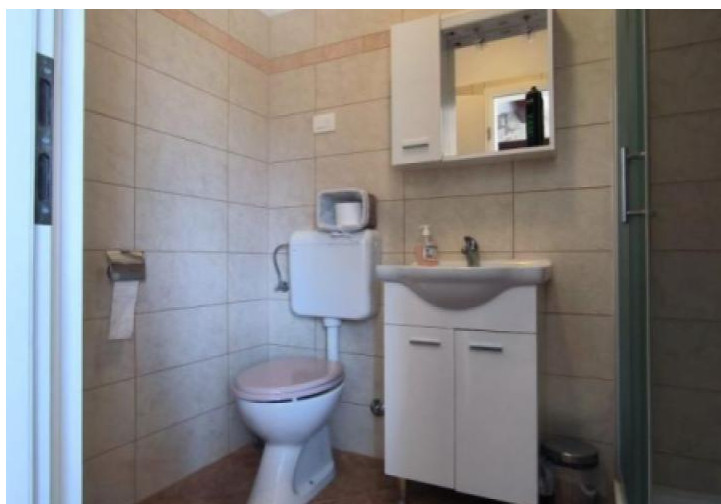
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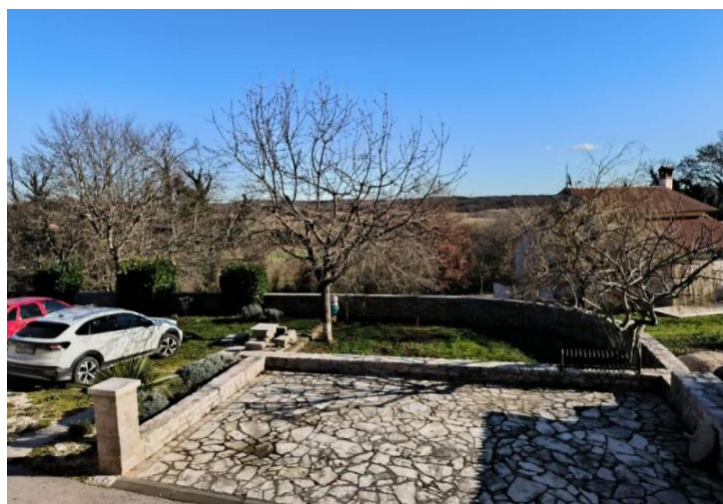


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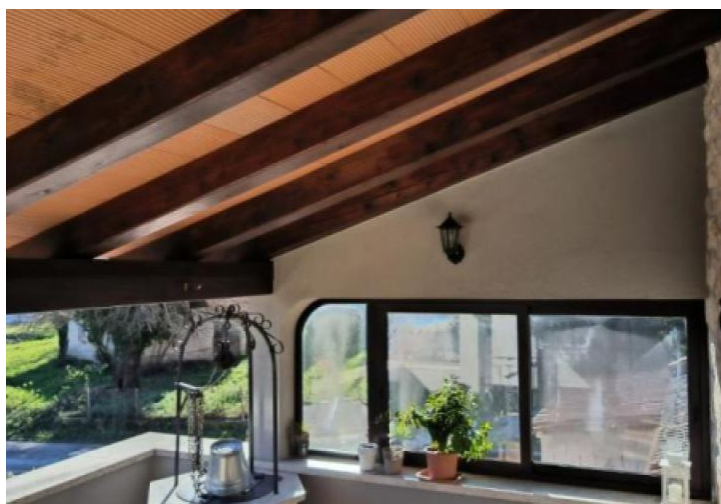
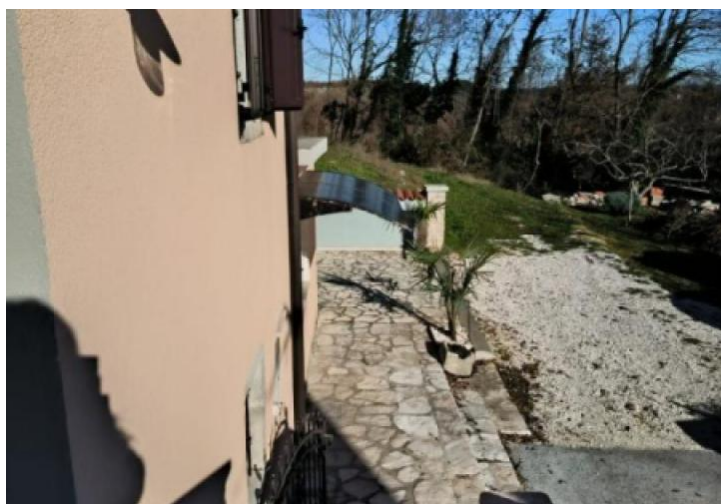


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