House
Rakalj, Marčana, Istria

Ref	RE-U-21823
Type	House
Region	Istria › Pula
Location	Rakalj, Marčana
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	180 sqm
Plot size	840 sqm

No. of bedrooms	3
Price	€ 150 000

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House for renovation in Rakalj, Marčana, with sea views, less than 1 km from the beach!
Total area is 180 sq.m. Land plot is 840 sq.m.
The house extends over 3 floors: ground floor, 1st floor and high attic with a total living area of 180 m2.
Magnificent stone walls of 60 cm, a preserved wooden mezzanine structure and preserved beams that hold up a partially preserved roof, will give this stone house an additional Istrian flair through the combination of stone and wood that adorns the Istrian peninsula.
The house is registered in the cadastre and has an occupancy permit. Electricity and water are available at the house, but it is necessary to reconnect the connections. In the garden there is an Istrian cistern for water and another planned building for storage of approx. 5 m2.
Part of the land offers a wonderful view of the sea, and it is recommended to build a summer kitchen with seating in that part to fully enjoy the natural beauty that this location offers.
An asphalt road leads to the land where the house is located. Since there is no sewage system in the place yet, it is necessary to build a septic tank and a bathroom.
The property needs complete modernization.

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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Real Estate in Croatia

Price per m²:
833 €

Average price/m² of this type
in this region:
2873 €

Median price/m² of this type
in this region:
2700 €

Average price/m² of this type
in Croatia:
2870 €

Median price/m² of this type
in Croatia:
2543 €

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