

# House

Poreč, Istria



<b>Ref</b>	RE-U-26180
<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>	3000 m
<b>Floorspace</b>	73 sqm
<b>Plot size</b>	100 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 345 000

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Family house in a great location in Porec 3 km from the beaches!

This property offered for sale is near the center of Poreč. It is a stone house, the surface of which extends through the ground floor and first floor.

On the ground floor of the house there is a kitchen with a dining room and a living room, while on the first floor of the house there are two bedrooms and a bathroom.

In 2017-2023, the interior of the house was completely renovated. The yard of the house is fenced and has an area of approx. 100m<sup>2</sup>.

It is located within the construction area, which offers the possibility of additional decoration according to the wishes of the future owner.

Certainly a nice property for a nice family life, but also suitable as an investment in the form of a tourist rental.

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:**

Stone house

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Price per m<sup>2</sup>:  
4.726 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.180 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.000 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.017 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.624 €

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