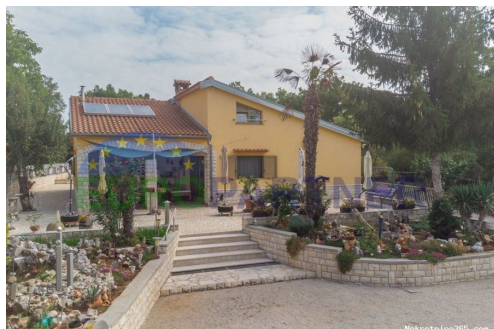


## Kuća sa 6600m2 vrta, Sveti Lovreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Kuća sa 6600m2 vrta
Property for:	Sale
House type:	detached
Property area:	171 m <sup>2</sup>
Lot Size:	6600 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	600,000.00 €
Updated:	Jul 28, 2023

### Condition

Condition:	Kept
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### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Sveti Lovreč  
City area: Sveti Lovreč  
ZIP code: 52448

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Infrastructure: Water  
Energy efficiency: In preparation

## Description

Description: In an extremely quiet location, on the edge of a small village, 3.5 km from the historic Istrian town of Sv. Lovreč, the house from our offer is located on a plot of 6,600 square meters. Its living area is 171m<sup>2</sup>, divided into a ground floor and an attic. Entering the interior, the hallway leads to a spacious living room and dining room, a discretely separated kitchen with access to an outdoor covered terrace, and an open area of another outdoor terrace in front of the entrance to the house. In the continuation of the ground floor, there are two bedrooms and two bathrooms. There is a space in the attic of the house, currently used as a storage room, which is planned as another bedroom with a bathroom. The house is surrounded by a large area of the garden where two auxiliary buildings are located and serve as a guest house. In the living room there is a wood-burning stove, which serves as a source of heating during the winter months, and there is also the possibility of central heating due to the fact that the house has radiators in every room. The landscaped garden, considering its area of 6600m<sup>2</sup>, offers many possibilities. Custom ID: L-0597 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

## Additional contact info

Reference Number: 463714  
Agency ref id: L-0597  
Contact phone: +385 (95) 353-6359