

Poreč-okolica, autohtono istarsko imanje 10 km od mora, Poreč, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
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About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),
Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Poreč-okolica, autohtono istarsko imanje 10 km od mora
Property for: Sale
House type: detached
Property area: 360 m²
Lot Size: 9150 m²
Number of Floors: 1
Bedrooms: 7
Bathrooms: 4
Price: 1,500,000.00 €
Updated: Nov 07, 2024

Condition

Built: 1918
Last renovation: 2020

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Parking

Garage:	yes
Number of parking spaces:	6

Description

Description:

Poreč - surroundings, Spacious estate in autochthonous Istrian style, Attractive autochthonous property in Istrian style for sale, 10 km from the town of Poreč and the beaches, and only 7 km from Vrsar and 4 km from the Lim channel, in a beautiful and peaceful place surrounded by nature and picturesque landscapes. The stone villa was completely renovated in 2020 and extends over two floors. On the ground floor of the villa there is a spacious living room, kitchen, dining room, bathroom and storage room. An elegant staircase leads to the first floor, where there are three bedrooms, one of which is a master bedroom with its own bathroom, and the other two bedrooms share one bathroom. From the living room, there is direct access to the covered terrace of 35 m², which offers a view of the swimming pool with a sunbathing area and nature. Next to the pool is a newly built covered summer kitchen of 28 m². The swimming pool (heated) has an area of 32 m², with a sunbathing area of 50 m² and a shower. The entire renovation was done to a high standard and the villa is equipped with quality furniture and equipment. In front of the villa is a spacious plot of 9,150 m² that surrounds the property. Behind the villa is an autochthonous Istrian stone house of 200 m²: A tavern and a garage are located on the ground floor of a stone house for renovation of an area of 80 m². On the first floor there is an entrance hall, two large bedrooms, a kitchen with a dining room, a living room and a bathroom. The stone house needs to be completely adapted. The 950 m² yard is completely surrounded by a stone wall. There are two additional legalized buildings in the yard, one of which serves as a covered parking lot, and the other building has been converted into a smaller apartment. There is enough space in the yard to build an additional pool. Shop, school, kindergarten, restaurants, post office and pharmacy are just a few minutes away by car. The place is quiet and surrounded by holiday villas. This unique property is a perfect choice for vacation, residence or rental for tourist purposes.

CHARACTERISTICS OF THE PROPERTY: Stone autochthonous villa
Additional stone house for renovation The pool is heated Garage Large garden
9,150 m2 Proximity to the sea 10 km The commission of the agency for the buyer
is 3% and is paid in the case of real estate purchase upon conclusion of the
pre-contract or sales contract. Dear clients, it is possible to view the property only
with a signed mediation agreement, which is the basis for further actions related to
the sale and commission, all in accordance with the Act on mediation in real estate
transactions. NOTE: We are not responsible for any errors, but we want to be as
precise and accurate as possible ID CODE: 792

Additional contact info

Reference Number: 613043
Agency ref id: 792
Contact phone: 091 784 8083