

Oprtalj, autohtona kamena istarska vila sa bazenom, Oprtalj, 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
ZIP code: 52470
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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: Oprtalj, autohtona kamena istarska vila sa bazenom
 Property for: Sale
 House type: in sequence
 Property area: 120 m²
 Lot Size: 700 m²
 Number of Floors: 2
 Bedrooms: 3
 Bathrooms: 1
 Price: 400,000.00 €
 Updated: Nov 10, 2024

Condition

Built: 1968
 Last renovation: 2013

Location

Country: Croatia
 State/Region/Province: Istarska županija
 City: Oprtalj
 City area: Oprtalj
 ZIP code: 52428

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Number of parking spaces: 3

Description

Description:

Buje, surroundings A beautiful stone villa in the Istrian style with a swimming pool and a garden is for sale. The villa is located in a quiet and beautiful location, surrounded by nature and greenery. It is 1 km from the town of Buzet, 7 km from Oprtlje, 33 km from the town of Umag and the sea, 55 km from Pula airport and 58 km from Trieste airport. This charming villa with a total area of 220 m² with a garden area of 700 m² extends over three floors; ground floor, first and second floor. On the ground floor there is a tavern with a fireplace and a toilet. The tavern leads directly to a covered terrace with garden furniture, a 28 m² swimming pool and a summer kitchen with a barbecue. The first floor is accessed by the external stairs where the living room, kitchen with dining room and bathroom are located. There are two bedrooms on the second floor. Next to the villa is a house with a barn of 60 m², which is for adaptation and is included in the price. The garden is landscaped and fenced, surrounded by greenery. The villa is located on the edge of the village and is the last in the row, offering complete privacy. The villa has several private parking spaces and is sold fully furnished and equipped. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a beautiful, traditional Istrian stone villa with a garden, which provides complete and unobstructed comfort and privacy. The property is suitable for both residential and tourist purposes. Ownership in order. **PROPERTY CHARACTERISTICS** Istrian style Swimming pool with sunbathing area 28 m² Summer kitchen Fireplace Air conditioners Fenced plot Peaceful surrounding Additional stone house for adaptation 60 m² (floor plan) on a separate plot. 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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. ID CODE: 638

Additional contact info

Reference Number: 613126

Agency ref id: 638

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