



## Stone houses on a spacious property ready for renovation in the vicinity of Porec – Sveti Lovrec

160.000 €

711 €/m<sup>2</sup>

Two stone houses for the renovation of 225 sqm with a spacious 13.619 sqm land, of which 2.600 sqm are a building land. The property is located 10 km from the town of Vrsar and Porec. This property is unique because it is on the edge of the building zone so it guarantees quiet to the future owners.

The property consists of a main 141 sqm residential building that consists of the ground floor, first floor and attic. The smaller business object has a total area of 84 sqm. The entire estate has great potential for building a holiday home with a swimming pool and on the other building land, there is the possibility of building four additional houses or holiday villas.

Complete infrastructure is next to the property of water, electricity, asphalt access and public lighting. In this settlement is not possible to connect to the sewerage system, it is necessary to construct a septic tank.

Land division: Possible, but it would be a shame.

Possibility to buy additional land: possible to buy agricultural land.

Building permit: possible obtaining of a building permit for the reconstruction of existing buildings

Documentation: Copy of the cadastral plan, location information for the land, clear title.

Distance to the real estate: Sveti Lovreč center: 2 km, sea (Poreč, Vrsar) 10 km, shop in Sveti Lovreč: 2 km, restaurant: 2 km, Poreč: 15 km, Pula: 45 km, Pula airport: 40 km, Istrian Y Highway: 2 km.

## Summary

Location	Sveti Lovreč	Property ID	1964
Price	160.000 €	Type	house
Area	225 m <sup>2</sup>	Land area	13.619 m <sup>2</sup>

Bedrooms	4	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Northwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	711 €	Tax	3%
Energy certificate	-	Subtype	detached, family house, semidetached

## Distances

Transportation	2 km
Sea	10 km
Pula airport	40 km
School	2 km
Store	2 km
Near a bigger city	10 km

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