



## For sale family house with sea view in very popular location 1.5 km from the beach, Pula

390.000 €

1.083 €/m<sup>2</sup>

House with a sea view, located in an attractive location next to the pine forest in Pula.

The house has 360 sqm of living space\*, on the land surface of 909 sqm of which 246 sqm are the town ownership, but the owners of the house are using it. The specialty of this house is the back of a garden surrounded by greenery with a large covered terrace for nice family gatherings while overlooking the sea from the ground floor, but also from each room.

The house has four floors and consists of: basement, ground floor, first floor and attic and has a total of four bedrooms, two bathrooms and one outdoor toilet. The house is situated in a quiet area of the enclosed landscaped garden with three covered terraces and garage and the planned construction of another additional apartment of approx. 80 sqm. The house is for sale furnished.

In the lower ground floor of 85 sqm is a tavern with a fireplace, storage room and a covered terrace, and all can be easily converted into a separate apartment.

The ground floor of 121 sqm consists of: kitchen, dining room, storage room, living room, 1 bedroom, bathroom, hallway, terrace.

First floor of 72 sqm consists of: 3 bedrooms, bathroom, hallway, and exit to spacious terrace (future apartment).

The attic consists of two rooms of 35 sqm.

Additional rooms: garage, 3x storage, barbecue.

Infrastructure: water connection, electricity connection, connected to the city sewerage, chimney, telephone connection, asphalted access (macadam access to the back of the property), gas connection.

Heating/cooling: air conditioning with inverter, electric and wood central heating.

Indoor equipment: furniture in price.

Outdoor equipment: outdoor kitchen.

Floors: ceramic tiles, parquet.

Joinery: wooden joinery.

Year of construction: 1982 year.

Distances from real estate: school: 1 km, shop: 500 m, park / playground: 300 m, beach: 2 km, highway: 10 km, airport: Pula: 11 km, Venezia: 280

\* It is used a net surface area without calculated construction coefficients and because of it, the recorded area can be different than the land register.

## Summary

Location	Pula	Property ID	1970
Price	390.000 €	Type	house
Area	360 m <sup>2</sup>	Land area	909 m <sup>2</sup>
Bedrooms	4	Bathrooms	2
Parking spaces	5	Parking spaces (garage)	1
Floor	semi basement	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	1.083 €	Tax	3%
Energy certificate	C	Subtype	family house, semidetached

## Distances

Center	2 km
Park	300 m
Pula airport	7 km
Store	500 m
Venezia airport	280 km
Sea	800 m
School	1000 m
Transportation	10 m

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