



New family house with swimming pool and large garden in Valbandon, Fažana

455.000 €

2.004 €/m²

In a quiet location in Valbandon, Fažana is a modern house for sale. The house has a residential area of 227 sqm spread over 3 floors, basement, ground floor and first floor.

In the basement of 49 sqm is a sauna of 14 sqm, a tavern for nice winter gatherings, boiler room and storage room.

The ground floor of 119 sqm consists of an entrance hall, a southwest facing living room with access to a sunbathing area by the swimming pool, a kitchen with a dining area and a southeast facing terrace, 2 toilets and two bedrooms, one with its own bathroom.

On the ground floor of 59 sqm is a laundry room, two bedrooms, one of which has access to the terrace, each with its own bathroom.

The house is for sale modernly furnished. Heating and cooling is via 7 inverter air conditioners, and there is also a chimney for installation of wood stove. Hot water heating is solved via a 300 liter water heat pump. The house is equipped with an alarm system and video surveillance cameras.

The area of the plot on which the house was built is 1567 sqm. On the southwest side of the plot is a swimming pool of 36 sqm with a suitable sunbathing area, a summer kitchen and an outside toilet. The entire garden has automatic irrigation system with natural water from the well at 45 m depth.

On the plot is enough space for at least 3 parking places, and considering the size and layout of the plot there is the possibility of building an additional building.

The house is in function of rent and annual gross income is 30.000,00 EUR.

This modern house is unique because of its intimate location, as well as the vicinity of the sea of 2 km, the center of Fažana 3 km and the town of Pula 7 km. All the necessary services like restaurants, grocery shops, bakeries are at a maximum of 1 km from the property. Distance from Pula Airport is 12 km. airport in Venice is 267 km and nearest highway is 7 km away.

Summary

Location	Fažana	Property ID	2109
Price	455.000 €	Type	house

Area	227 m²	Land area	1.567 m²
Bedrooms	4	Bathrooms	4
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.004 €	Tax	3%
Energy certificate	A	Subtype	detached, family house, villa

Distances

Sea	2 km
Near a bigger city	3 km
School	3 km
Store	700 m
Venezia airport	267 km
Pula airport	12 km
Transportation	1000 m

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