



For sale stone house with garden in a small village near Pula, Istria

71.000 €
343 €/m²

On the edge of the village near Pula, 6 km from the sea is a stone house for sale. The property has a total of 207 m² of living space built on a plot of 507 m², located on the northwest side of the village, consisting of the main building and an auxiliary object. Attached is a conceptual solution for the reconstruction of an existing house with the intention of converting it in a holiday home. According to the project it is planned: Ground floor of 77 m² consists of: living room, kitchen and dining room, bathroom and covered entrance.

On the first floor of 77 m² are three rooms and one bathroom or two larger bedrooms with two bathrooms.

In an auxiliary building of 55 m², a smaller apartment with one room upstairs. Outside the house, it would be ideal to build a swimming pool and a covered parking lot, and there is the possibility of purchasing additional agricultural land.

There is a possibility of connection to the electricity and water supply network. Since there is no sewage system in the settlement, it is necessary to build a septic tank. Access to the property is provided directly from the paved road.

Distances from real estate: shop: 500 m, beach: 6 km (Budava), Ližnjan 10 km, airport: Pula: 3 km, Venice: 251 km, the nearest town: Pula 10 km.

* Our agency, in agreement with potential investors, offers the preparation of complete project documentation and consulting services.

Through our agency, and in cooperation with our long-standing partners, we can organize and run a complete project of construction on a turnkey basis.

Summary

| | | | |
|----------|--------------------|-------------|--------------------|
| Location | Ližnjan | Property ID | 2160 |
| Price | 71.000 € | Type | house |
| Area | 207 m ² | Land area | 507 m ² |
| Bedrooms | - | Bathrooms | - |

| | | | |
|--------------------|----------------|--------------------------|----------------------------|
| Parking spaces | - | Parking spaces (garage) | - |
| Floor | ground floor | Orientation | Northwest |
| Ownership type | Ownership 1/1 | Owner | Private owner |
| Price/m² | 343 € | Real estate transfer tax | 3% |
| Energy certificate | Not obligatory | Subtype | family house, semidetached |

Distances

| | |
|--------------------|-------|
| Transportation | 500 m |
| Center | 500 m |
| Near a bigger city | 10 km |
| Pula airport | 3 km |
| School | 500 m |
| Store | 500 m |
| Sea | 6 km |

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