



## House on an excellent location, 2 km far from the beach, Pula

375.000 €

1.071 €/m<sup>2</sup>

For sale is a house with a beautiful garden, situated in an attractive location in Pula, right next to the pine forest. The house has a living area of 350 m<sup>2</sup>, on a parcel of 799 m<sup>2</sup>. The special feature of this house lies in its back garden, surrounded by greenery, with a big terrace for meetings with family and friends and a nice view of the forest.

The house has 3 floors: basement, ground floor, and first floor. It has 5 bedrooms, 3 bathrooms, 1 WC and two functional detached apartments. The house is located in a quiet part of the town, within a fenced yard with two terraces. Due to maintenance, it is well-preserved and sold completely furnished.

The ground floor of 175 m<sup>2</sup> consists of: kitchen, dining room, spacious living room with fireplace, 2 bedrooms, 2 bathrooms, hallway, and terrace. There is also an office space with a separate entrance and its own WC.

The first floor of 150 m<sup>2</sup> consists of: kitchen, dining room, pantry, living room, 3 bedrooms, bathroom, hallway and terrace with a beautiful view.

Additional space: garage, covered parking place for 2 cars, storage room in the basement

Infrastructure: water and electricity connection, municipal sewage system, chimney, phone connection, asphalted driveway, gas connection.

Heating/cooling: inverter air conditioner, gas central heating.

Indoor equipment: furniture included in price.

Floors: ceramic tiles, parquet.

Joinery: aluminum

Year of construction: 1984

Distances: school: 1 km. store: 500 m. beach: 2 km. highways: 10 km. airport: Pula: 11 km. Venice: 280 km.

\*In order to facilitate the perception of the size of the space, the "gross internal area" is given without accrued construction coefficients, which is why it can vary from area recorded in the land registry.

## Summary

Location	Pula	Property ID	2171
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Price	375.000 €	Type	house
Area	350 m²	Land area	799 m²
Bedrooms	5	Bathrooms	3
Parking spaces	3	Parking spaces (garage)	-
Floor	semi basement	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.071 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, family house

## Distances

Transportation	10 m
Center	2 km
Sea	2 km
Pula airport	11 km
School	1000 m
Store	500 m
Venezia airport	280 km

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