



City house with yard and garage

295.000 €

928 €/m²

We're looking for new neighbours! (Modern house for sale in Pula)

This modern house wrapped with colorful ivy, affectionately called Little Red Riding Hood, is an ideal townhouse that has absolutely everything you are looking for. Maybe even a little bit more!

An attractive property with 318 m² of living space is to be found in Vidikovac, as the last house in a row on a west-oriented plot of 300 m². It has 3 floors (a ground floor and two floors), a garage, a covered parking and a yard.

On the ground floor is an apartment of 67 m², with one bedroom, kitchen, dining room, two bathrooms and a living room with an access to a covered terrace and a courtyard of 16 m² where a hot tub is planned. The apartment is completely furnished and, as one of its advantages, we would like to point out that it has a separate entrance, so it can be used as a rental apartment for either tenants or tourists. Or suitable for children who are not ready to move out yet. Maybe for your elders who need an apartment on the ground floor, so you can always be nearby to help, but still have some privacy.

Moreover, on the ground floor you will also find a spacious storage room, technical room, laundry, pantry and a space that can be turned into a fitness room with sauna or tavern for indoor gatherings. From the covered courtyard you have an access to the garden with an outdoor kitchen with a fireplace/barbecue, garage and a covered parking space for 3 cars.

A big atrium leads you from the ground floor to the first floor, where there is a separate apartment (79 m²). It consists of a kitchen with pantry, dining room and a spacious living room with an exit to a covered terrace. On the second floor there are two bedrooms and a bathroom. There is also a possibility of adding 3 more rooms in the atrium.

The house has central heating system and air conditioners. But, if necessary, it is possible to install additional wood fireplaces in each apartment so you can feel cosy during winter. The floors are in high-quality ceramics, while the joinery and windows are handcrafted from larch.

The big advantage of this house is its location. It is located in a one-way street in Vidikovac, from where you can easily take a short walk and quickly get wherever you want. The old center of Pula is only 10 minutes away, while you need to walk only 2 minutes to get to school, ever less to kindergarten.

You will probably get the impression that the house was built only a few years ago, but you will be surprised to hear that it originally dates from 1993. The visionary who designed it had a clear idea - to use the space as best as possible and make something timeless, but yet different and give the house a unique signature. Little Red Riding Hood, as we named it, has been excellently maintained during all these years. The last renovation was in 2010, and now it is waiting for its new owners to move in.

See you in the neighborhood!

Summary

Location	Pula	Property ID	2335
Price	295.000 €	Type	house
Area	318 m²	Land area	330 m²
Bedrooms	3	Bathrooms	3
Parking spaces	-	Parking spaces (garage)	3
Floor	ground floor	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	928 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	apartment house, family house, semidetached

Distances

Transportation	200 m
Center	1000 m
Park	200 m
Pula airport	5 km
Store	100 m
Sea	2 km
School	400 m

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