

A warm, traditional Istrian home in a historic area - stone house Marija

145.000 €
824 €/m^2

History in real estate...

We have already written about traditional Istrian stone houses and the countless possibilities they offer, either for living or renting. And this pearl in the heart of the peninsula is a true example of such construction: every stone carries its own story, every classic detail adds a new, special touch to aesthetics and a sense of tradition. When you step into this house, and especially into the attic, it's as if you'll be able to imagine how people used to live here, who walked on the same boards as you. This is a house full of love, created over hundreds of years.

But also all around her.

Valtura is a small Istrian town that has many stories to tell. Namely, not far away is the largest site of the remains of the Histri people dating back to the Bronze Age, as well as the bones of prehistoric people, which are about a million years old, which makes them the oldest in Europe. Well, let's also add numerous historical sites, such as the Pula Arena (only ten kilometers away) and it is clear how much this region lives and breathes through thousands and thousands of years of tradition!

An idyllic family place

For those looking for a quiet family home, this is the perfect opportunity. Why? Because the property is surrounded by drywall and located in a quiet, dead-end street. Because it comes with a large yard that opens up numerous opportunities such as building a swimming pool. Because the vine canopy in front of the entrance, which provides ideal shade in the summer, will win your heart. Because you can work in the garden, expand it and enjoy the fruits of the earth.

This property offers you numerous possibilities and a warm Istrian embrace and invites you to dream freely!

More about the property

- The property consists of a ground floor, a first floor and an attic that is high enough to be arranged as a separate living space.
- Traditional building materials such as stone and wood.
- It has electricity and water connection, an asphalted road to the property, no city sewer, but a septic tank.

- Proximity to numerous facilities such as Šandalja Caves, Pula Arena, beaches and coves.

Summary

Location	Pula	Property ID	2529
Price	145.000 €	Type	house
Area	176 m²	Land area	674 m²
Bedrooms	4	Bathrooms	1
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	824 €	Real estate transfer tax	3%
Energy certificate	Not obligatory	Subtype	family house, semidetached

Distances

Sea	5 km
Store	1000 m
Restaurant	1000 m
Transportation	700 m
Pula	12 km
Rovinj	42 km
Pula airport	3.6 km
Trst airport	165 km
Venezia airport	275 km
Vienna	621 km

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