

House

Veli vrh, Pula, Istria



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Ref	RE-U-22103
Type	House
Region	Istria > Pula
Location	Veli vrh, Pula
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	250 sqm
Plot size	543 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 370 000

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Veli Vrh house in Pula, ideal to live in Croatia 365 days a year!

House is located 4 km from the sea close to all amenities.

Total area is 250 sq.m. Land plot is 543 sq.m.

The property was built in 1992 and it is maintained in a good condition.

The space is organized in the following way:

*The ground floor has a larger tavern with a stone fireplace, a kitchen and a guest bathroom. Likewise, on the ground floor there is a larger space that is used as a storage room, then a smaller room that is currently used as an office, and can also be used as an additional bedroom or storage room.

*On the 1st floor, which is accessed by a separate external staircase or an internal staircase from the tavern, there is a larger lobby that separates the space for daily life and the private space of the house.

In the area for everyday life, there is a larger living room with daylight and a terrace, then, in a separate room, there is a dining room with a terrace and a kitchen with storage, from which the exit extends to the back of the garden.

At the back of the garden there is a larger covered terrace, garden, barbecue and access to the pedestrian zone that leads to the meadow and the forest.

In the private part of the house on the same floor, there is one bedroom and a larger bathroom.

*2. The floor, which is accessed by an internal staircase, has 3 additional bedrooms and a bathroom, and one bedroom has its own closed balcony.

The garden has enough parking space for 4 cars, a garden and greenery.

Additional information;

*The house is equipped with air conditioners in every room, as well as central heating with heating oil.

*Solar panels used for heated water were also installed.

*The property is worthy of your attention and of good quality, and is being sold furnished.

*It is possible to set up a separate apartment on each floor with fewer modifications, because each of the floors has all the necessary connections.

*Parking for 4 vehicles.

Perfectly organized property of a very good location.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
1480 €

Average price/m² of this type
in this region:
2751 €

Median price/m² of this type
in this region:
2654 €

Average price/m² of this type
in Croatia:
2878 €

Median price/m² of this type
in Croatia:
2575 €

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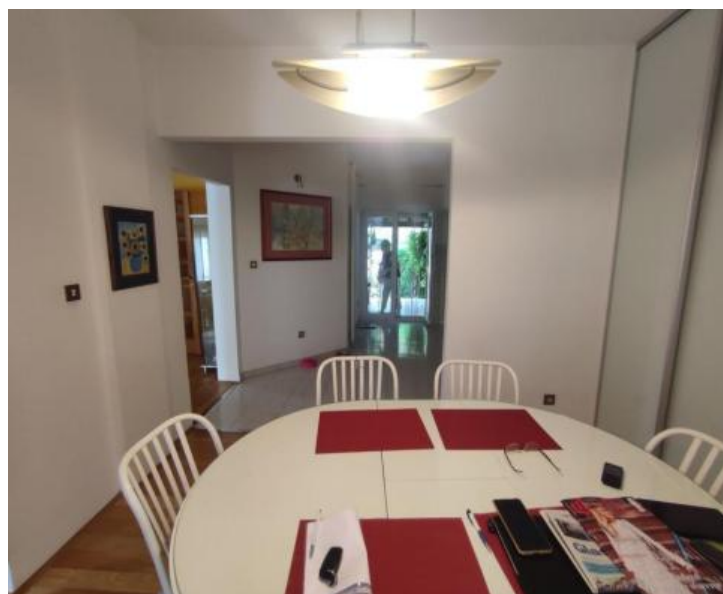
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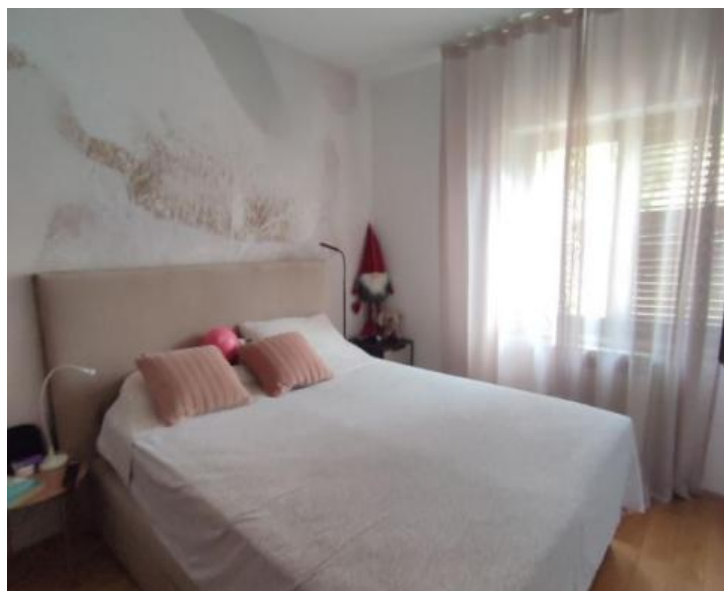
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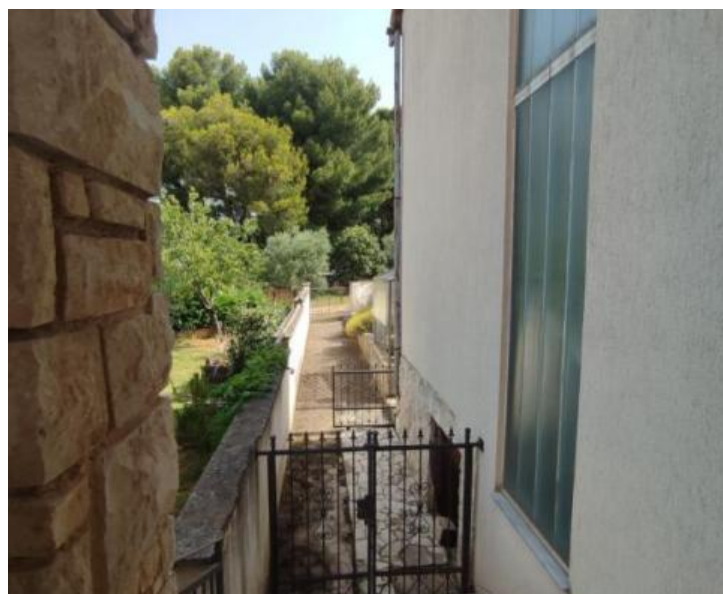
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