

House

Busoler, Pula, Istria



Ref	RE-U-26807
Type	House
Region	Istria > Pula
Location	Busoler, Pula
Front line	No
Sea view	No
Floorspace	115 sqm
Plot size	400 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 350 000

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Nice house with garage for sale in Busoler district of Pula, ideal to live in Croatia 365 days a year!

This house, boasting a total living space of 115 m², is an ideal haven for a tranquil and secure family life, catering to both larger and smaller families. Its proximity to the city, picturesque natural beaches, and essential amenities ensures a peaceful and convenient lifestyle. The house is intelligently divided into two floors: the ground floor and the first floor.

Entering through the first floor (ground floor), you encounter an entrance hall and a cozy lobby. A well-appointed kitchen, fully equipped with state-of-the-art "Gorenje" technology, stands separately. The dining room and living room are part of a larger open space, adorned in a modern and simple style. The ground floor also features a compact bathroom with a shower and a storage room tucked under the staircase.

An internal staircase ascends to the second floor (first floor), hosting a total of 3 bedrooms and a spacious bathroom with a bathtub. Each floor is equipped with air conditioning, including the master bedroom, while the living room boasts a wood stove. The 400 m² yard, presented in neutral tones, provides new owners with the opportunity to personalize it according to their preferences.

Adjacent to the house is a garage with an automated folding door, spacious enough for one car, and additional space that can serve as a tool room or extra storage. The lot offers ample free space for parking 3 or 4 cars. The garden's appeal is elevated by a substantial stone barbecue and a shaded terrace. The rear part of the house can be utilized as a private garden, complementing the overall green surroundings of the property.

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:
3043 €

Average price/m² of this type
in this region:
2759 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

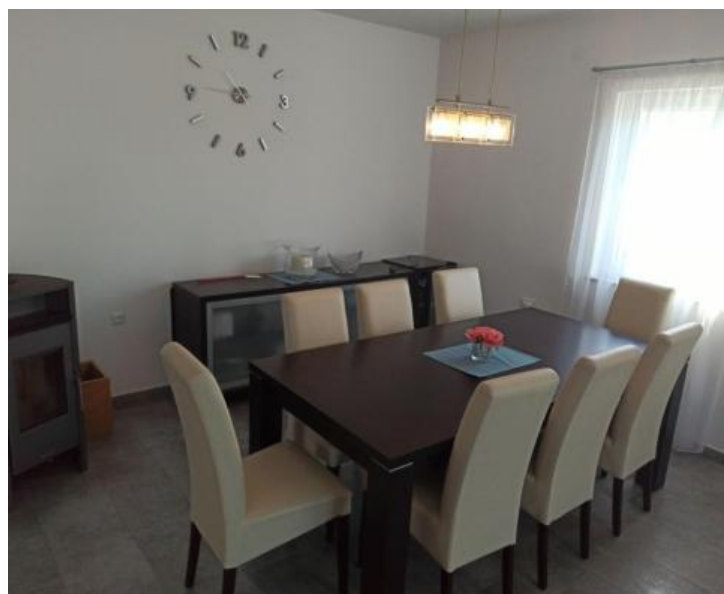
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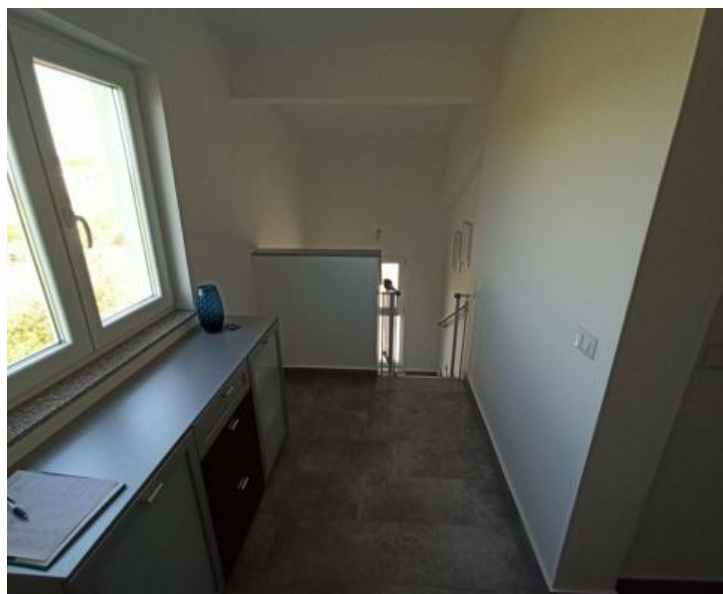
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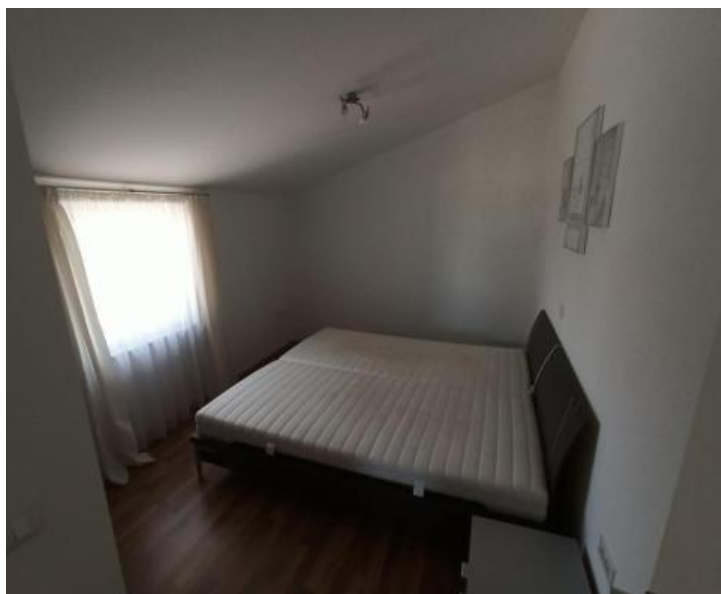
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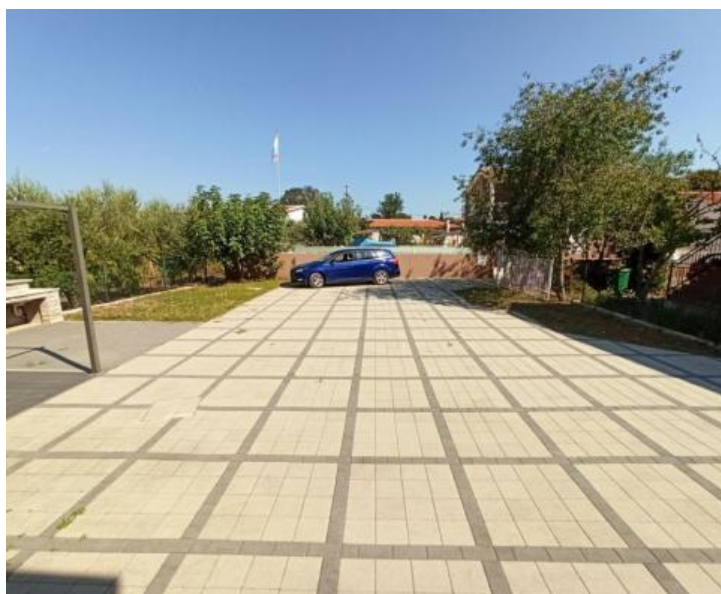
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