ID: 2422

SALE OF A CHARMING HOUSE FOR RENOVATION IN A QUIET NEIGHBORHOOD

Pula

364,000 €
1,456 €/m^2







Pula, as the largest and most developed city in Istria, offers many opportunities and diverse facilities. With a developed economy and tourism and as the student center of Istria, untouched nature is found on all edges of the city in every direction. As such, the city of Pula is an ideal destination for anyone who loves the charm of a tourist and historical center combined with beautiful Mediterranean nature.

Right in the immediate suburbs of Pula, there is a house in a quiet location with a large garden. The house consists of a family residential unit, two taverns (one is a basement), a

machine room, and a warehouse. Looking from below, the 16m2 tavern in the basement is dug into the rock that was partially left untreated due to the temperature, since it was used to store wine, oil, and prosciutto. On the ground floor there is a summer kitchen with a bathroom, a windshield with an entrance to the house and on the left side a spacious kitchen, while on the right side there is a large sunny living room. Also on the ground floor there is a tavern with a machine room of about 15 m2 and a storage room for liquid fuel. Stone stairs from the hallway on the ground floor lead to the first floor, where there are 2 more than spacious bedrooms, a hallway with a glass wall that leads to a large bathroom with a sink, bidet, shower, bathtub and wall closet..

Wooden stairs from the first floor lead to the second floor, which consists of 3 rooms and a large terrace facing south. The house is equipped with air conditioning for cooling, and a heating oil furnace located in the engine room is used for heating, while each room in the house is equipped with radiators. The radiator valves are controlled from the engine room, which literally allows each room to be individually turned on or off from the heating system. The fuel oil storage is located in a separate room next to the engine room. Below is a mini nursery for which a heating valve has also been opened, which will certainly please fans of home-grown vegetables.
At the southern end of the plot there is a garage with a car service channel of about 50 m2, which is accessed from a low-traffic road.
Between the house and the garage there is about 600 m2 of garden, which is partly lawn, and partly planted with olive trees, fruit and grapevines.

This is certainly a property worth considering, whether for housing a large family or for rent, given the 200 m2 house and 50 m2 garage. By the way, each member will have a corner for themselves, whether in the house, tavern or garage. Considering the square footage, this is a very profitable property that is immediately move-in and ready to use. If we consider the distance of less than 3 km from the center and 4 km from the sea, we are talking about a unique property worth investing in.

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Summary

LOCATION	Pula	PROPERTY ID	2422
PRICE	364,000 €	TYPE	House
	250 m²		630 m²

AREA		GARDEN AREA	
YEAR BUILT	-	YEAR RENOVATED	1988.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	7	BEDROOMS	5
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3
POOL	-	VIEW AT	Nature
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Central, Zonal, Air conditioning, Wood stove, Fuel oil	JOINERY	Aluminum, Wooden, Very good
WALLS MATERIAL	Stone, Concrete	WALLS CONDITION	Excellent
TILES	Very good	PARQUET	Excellent
FACADE	Very good	ROOF	Mediterranean
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Balcony
- Loggia
- Pantry
- Garden
- Yard
- Garage
- Access road
- Tavern

Infrastructure

- Electricity
- Water
- Phone line

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