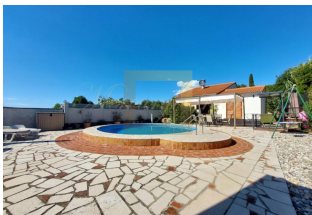




**Istria, Pula, family house with additional facilities in a quiet location**

*Croatia, Istria*

<b>Price:</b>	<b>€ 460 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2002
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	796 m2
<b>Area</b>	194 m2
<b>Category</b>	For sale



This family house is located in a quiet and private location, surrounded by family houses, only 4 km from the center of Pula and 2 km from the Pula ring road. It offers everything you need for a peaceful and safe family life or an ideal investment option for tourist purposes.

A house of 138 m2 of living space is located on a plot of land of 796 m2, which consists of an entrance hall that separates the private space from the space for daily life. In the private part, there is a master bedroom with its bathroom, then two additional bedrooms, an additional bathroom, and a guest toilet.

The space for everyday life is designed as an open space, which includes a living room with a fireplace, a dining room, and a kitchen. What makes this area of the house even more pleasant is the access to a larger outdoor covered terrace from which an open view of the city and the slightly hilly area of Pula extends. Likewise, next to the living room, there is an additional separate space that can serve as a tavern, a place for fun and relaxation with friends and family, or future owners have the opportunity to adapt it to their needs.

Entering the garden through the electric gate, there is enough covered parking space for several cars. The completely fenced yard offers enough space for fun and relaxation, while the central part is occupied by a spacious oval swimming pool of 19 m2, next to which there is an outdoor covered summer kitchen with a dining table.

Along with the house, there are also two additional buildings for sale located at the back of the garden, which are located on a separate plot. It is a smaller tool room of 16 m2 that has been converted into a functional studio apartment, as well as an additional smaller house of 40 m2 that is fully furnished and has one bedroom, living room, kitchen, dining room, and bathroom. All this is included in the price of the house.

It is a property with potential that can serve as an ideal private property for a year-round stay or as a property



ID: HR-191-156808  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

for tourist rental. Complete amenities such as shops, restaurants, schools, and regular bus lines are located near the house.

For any additional questions, necessary information or wish to organize an appointment to view the apartment, feel free to contact us!

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv