

## Manja prizemnica s bazenom i voćnjakom, Valtura, Ližnjan, House



### Seller Info

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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Manja prizemnica s bazenom i voćnjakom, Valtura  
Property for: Sale  
House type: detached  
Property area: 71 m<sup>2</sup>  
Lot Size: 639 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Price: 260,000.00 €  
Updated: Jul 31, 2023

#### Condition

Last renovation: 2021

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Ližnjan  
City area: Valtura  
ZIP code: 52204

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 3

## Description

Description: Valtura, a village northeast of Pula. It is located near the edge of the leveled area above the Budava bay in southeastern Pula. The economy is based on agriculture and animal husbandry, but an increasing number of residents are employed in nearby Pula or in rural tourism. Decorative stone is quarried and processed in the area. There are a large number of archaeological sites in the wider area of Valtura. - Situated in a quiet location, there is this smaller one-story house with a total area of 71 m<sup>2</sup>. The ground floor consists of a kitchen with a dining room, a small living room, two bedrooms and a bathroom with a bathtub. The master bedroom leads to a spacious covered terrace of 44 m<sup>2</sup> equipped with a dining table and outdoor furniture. The house also has a basement of 20 m<sup>2</sup>, which currently serves as a storage room. On the garden of 639 m<sup>2</sup> there is a swimming pool of 21 m<sup>2</sup>, a sunbathing area and a playground for the youngest. The yard is also decorated with various fruit trees such as fig trees, pears, cherries, apricots, citrus fruits such as lemons, tangerines and oranges, and grapes. There is room for three cars on the property. The temperature is regulated by air conditioning and a wood stove. The facade of the house was renovated in 2021, and the pool itself was built in 2020. The house is fully equipped and is being sold as such. Ideal property for family life or for tourist rental. ID CODE: 1219

## Additional contact info

Reference Number: 479145

Agency ref id: 1219