

# House

## Peruški, Istria



<b>Ref</b>	RE-U-35849
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Peruški
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	237 sqm
<b>Plot size</b>	3728 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

2

**Price**

€ 482 000

We present an excellent house in Marcana, offering a spacious garden surrounded by nature and located just a short distance from the sea.

This charming property spans two floors, with each floor designed as a self-contained apartment.

Total area is 237 sq.m. Spacious terrain is 3728 sq.m.

### Layout:

- **Ground Floor:** Features two bedrooms, a living room, a kitchen with a dining area, and a bathroom. It also includes a covered terrace, ideal for relaxation and socializing.
- **Upper Floor:** Mirrors the layout of the ground floor, including two bedrooms, a living room, a kitchen with a dining area, a bathroom, and a terrace.

### Additional Features:

- The house has been well-maintained, with recent updates including a new façade, roof, and PVC joinery.
- Both bathrooms have been fully renovated with updated installations.
- Heating and cooling are provided by air conditioning units, with the option of using a pellet or wood stove for added comfort during winter months.

### Exterior:

- The surrounding nature and the large garden create a tranquil and inviting atmosphere, perfect for enjoying outdoor activities or peaceful retreats.

### Legal and Ownership Details:

- Clean ownership title.
- No encumbrances.

This property is ideal for anyone seeking a serene and functional home near the sea. To truly appreciate its charm and setting, arrange a viewing and experience it for yourself!

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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### Property advantages:

Garden

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Price per m<sup>2</sup>:  
2.034 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.853 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.647 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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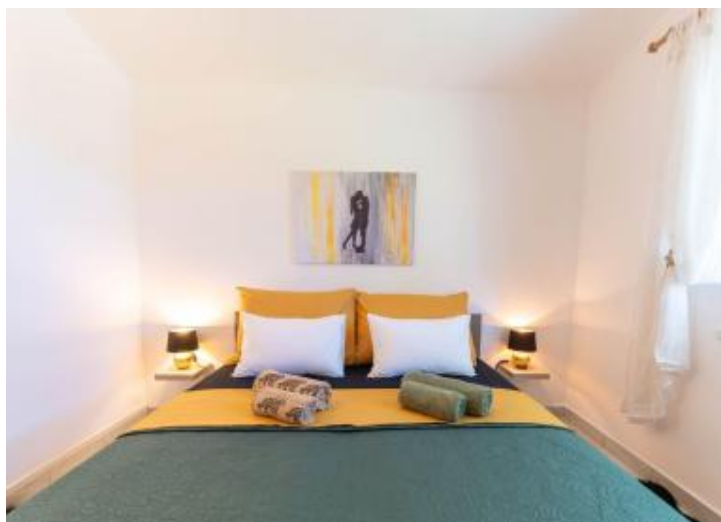
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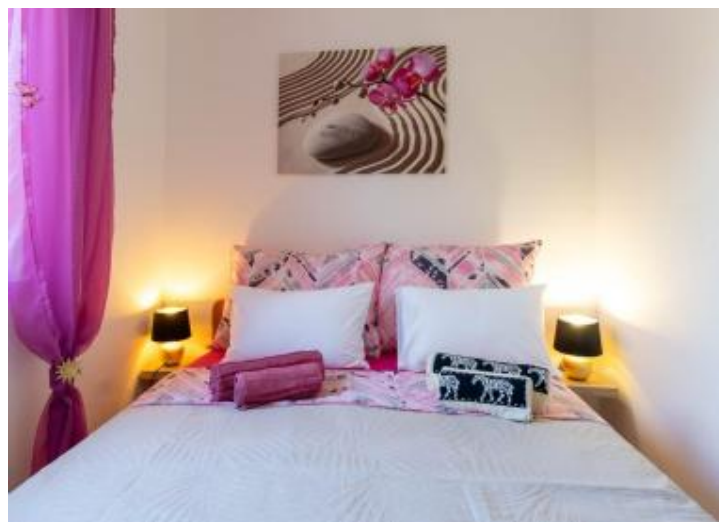
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