

# House

Šišan, Ližnjan, Istria



<b>Ref</b>	RE-U-16706
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Šišan, Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	123 sqm
<b>Plot size</b>	653 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 312 000

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Cosy house for sale in Sisan, Liznjan!  
Total surface is 123 qm. Land plot is 653 sq.m.  
House is built in 2008.

The house is 123 m2 in size and consists of a living room with a dining room, a modern kitchen, a bedroom, a bathroom and a hallway with stairs leading to the upper floor, where there is a large bedroom with a toilet. The heating is electric with an air conditioner and a wood stove on the lower and upper floors.

The house is surrounded by a landscaped yard full of plants and trees. The covered terrace has a summer kitchen with a grill and an additional room currently used as a storage room.

The garden is 653 m2 in size and contains an auxiliary facility where batteries for solar panels and tools are located.

Solar panels are installed in the yard and provide 3 kW, and in addition to them, a windmill also provides energy. The request for electricity was submitted to HEP.

City water is connected to the property, but it also has its own well.

The garden contains a covered space for 2 cars, but you can also park in front of the house.

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 m<sup>2</sup>:  
2537 €

Average price/m<sup>2</sup> of this type  
in this region:  
2843 €

Median price/m<sup>2</sup> of this type  
in this region:  
2674 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2898 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €

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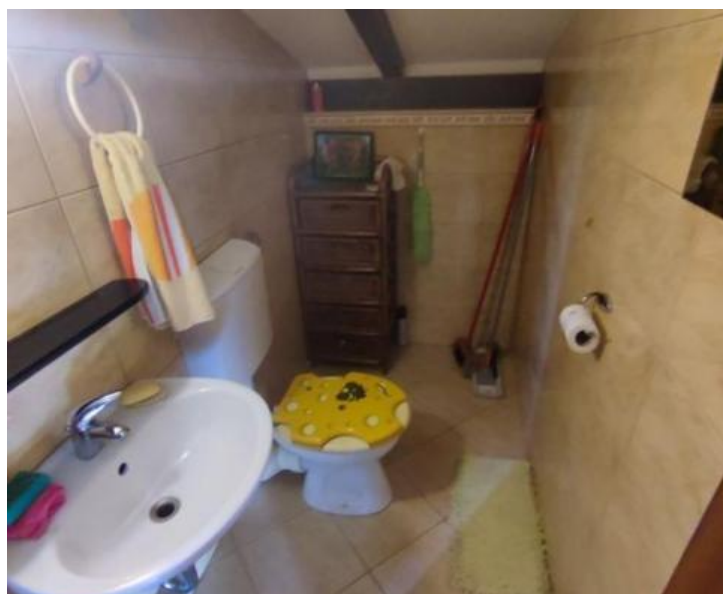
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