

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	07551
<b>Location :</b>	Ližnjan
<b>Building size :</b>	100 m2
<b>Lot size :</b>	472 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	B

**Price :** 350.000 €

For sale: Charming Istrian House with Spacious Yard - Valtura

An authentic Istrian house is for sale, located in the peaceful village of Valtura, ideal for vacation or year-round living. The property spans two floors and offers a functional layout, as well as a beautiful paved yard with a covered terrace for outdoor enjoyment.

Room layout:

On the ground floor: a living room connected to the kitchen and dining area, plus another smaller room, perfect for gatherings and family get-togethers.

On the first floor: two bedrooms.

On the second floor: a spacious open space that can be arranged as a bedroom, workspace, or additional living room. Bathroom with a toilet.

Outdoor space:

A large paved yard with a covered terrace.

Ample space for a grill, garden furniture, or even a small pool.

Vines provide natural shade and add to the charm of the Mediterranean ambiance.

Additional structures:



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There are two smaller standalone buildings on the property:

One building serves as a garage and storage.

In the second building, there is the possibility of arranging a summer kitchen on the ground floor, while an additional guest bedroom can be made on the upper floor.

Additional information:

The house is move-in ready.

Parking available.

Ideal for lovers of peace, nature, and authentic Istrian architecture.

It is just a few minutes' drive from Pula and the airport, and close to beautiful beaches and cultural landmarks.

For more information, please