ID: 2080

LONG-TERM RENTAL: HIGH-QUALITY STONE HOUSE

Šišan, Ližnjan

1,150 €
10 €/m^2

2.325

In the far south of the Istrian peninsula lies a small, ancient Roman town called Pula. Pula is rich in heritage, featuring Roman infrastructure and historical remnants that lend a unique

atmosphere to this beautiful city—a destination that, over the last decade, has gradually emerged as one of Croatia's leading tourist hubs. Nearby, within the Municipality of Ližnjan, is the village of Šišan. With its pristine, untouched coastline, abundant greenery, a growing local population, an expanding range of hospitality services, and increasing development, Šišan offers residents and visitors a wonderful blend of a traditional Istrian village and an attractive tourist destination. It is here in Šišan that this beautifully renovated stone house is located. Spanning 120 m² and featuring a private garden, it offers a high degree of seclusion for its future tenant. The house is laid out over two floors. The ground floor includes a spacious living room with stone walls and a wood-burning stove, creating a truly cozy ambiance. There is also a large, well-appointed bathroom equipped with a washing machine and a dryer, as well as a kitchen and dining area fitted with high-quality appliances and cabinetry. From here, you can step out into a lovely 50 m² garden, which features a Jacuzzi, an outdoor fireplace, and a dedicated space for socializing and relaxation. Additionally, there is a storage room that houses a sauna, along with equipment for the property's maintenance. On the upper floor, there are two spacious bedrooms with access to a terrace. Each room is equipped with an air conditioning unit. Great attention has been paid to detail, including the furnishings and household appliances; the design blends a modern style with traditional Istrian stone elements—a feature also visible in an additional outdoor area behind the house, measuring just under 30 m². The property includes PVC joinery with aluminum shutters, solid inter-floor construction, and completely new electrical, plumbing, and air conditioning installations. It is being sold fully furnished, making it ready for immediate use. This house is a rare and attractive property, distinguished by its features, location, and proximity to all essential amenities, offering an ideal setting for family life. FOR FURTHER INFORMATION, PLEASE CALL: +385981748680 dean.zunic@family-nekretnine.hr DEAN ŽUNIĆ Licensed Agent

Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	2080
PRICE	1,150 €	TYPE	House
AREA	120 m²	GARDEN AREA	75 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	280 cm	ELEVATOR	-
HEATING	Air conditioning, Wood stove, Classic	JOINERY	Excellent, PVC
WALLS MATERIAL	Stone	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent, Laminate
	Excellent, SEP, Thermal insulation		Channels, Concrete

FACADE		ROOF	
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Access road
- Tavern
- Terrace
- Balcony
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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