

## ISTRIA ADRIA

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<b>Code :</b>	11444
<b>Location :</b>	Marčana
<b>Building size :</b>	94 m <sup>2</sup>
<b>Lot size :</b>	408 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 290.000 €

In a peaceful and green area of Peruški, this beautifully renovated villa is located. The property was thoroughly renovated in 2022 and offers 94 m<sup>2</sup> of comfortable, functionally arranged living space.

The interior consists of a bright living room, a fully equipped kitchen, two cozy bedrooms, and a bathroom. The living area is complemented by a covered terrace—an ideal space for enjoying meals and gatherings outdoors. The villa is equipped with two fireplaces (wood and pellet), underfloor electric heating, and air conditioning in the living areas. The bedrooms and bathroom have additional heaters. The massive stone walls, approximately 60 cm thick, are covered with thermal plaster, ensuring excellent insulation.

The 408 m<sup>2</sup> plot is thoughtfully landscaped to provide maximum comfort. The garden features:

- An 18 m<sup>2</sup> pool for summer refreshment,
- A barbecue area,
- A utility room and an outdoor toilet,
- A 19 m<sup>2</sup> garage with water and electricity connections, suitable as a tavern or additional living space.

There is also parking available for three cars.

This property represents the perfect combination of Mediterranean charm, modern comfort, and complete privacy.

For more information, please