

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	12162
Location :	Marčana
Building size :	180 m2
Lot size :	852 m2
Garden size :	0.00 m2
Number of bedrooms :	2
Number of rooms :	5
Number of toilets :	1
Energy efficiency :	Not specified

Price : 301.000 €

Istrian detached stone house for sale in a small village, Municipality of Marčana.

The house with a net usable area of

200 m2 consists of two floors and is located on a fenced plot of 900 m2.

Half the house of 90 m2 has been renovated in the original stone style, and is ready to move into with minor investments.

On the ground floor there is a brick kitchen, dining room, living room, fireplace, toilet, outdoor terrace, while on the first floor there are two rooms with bathroom and terrace.

The rest of the house of 100 m2 needs to be renovated and combined into one unit according to the project.

According to the project, it is planned to combine the mentioned building into one house, which would have a kitchen, dining room, living room on the ground floor, storage room and toilet, and on the first floor three/four spacious rooms, each with its own bathroom.

Considering the size of the plot, an outdoor swimming pool and two garages are also planned.

Possibility of accommodation for 6-8 people.

According to the wishes of the buyers, it is possible to make two separate units, semi-detached houses.

Distances from larger centers; Pula - 20 km, Duga uvala - 14 km, Barban - 10 km, Vodnjan - 10 km, Rovinj - 33 km.

The selling price is 301,000 euros, and the listed price includes;

1. Renovated stone part of the house of approximately 90 m2
2. Old part of the stone house of approximately 90 m2 - renovation required
3. Fenced plot of 900 m2 with outdoor brick fireplace and garage



ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

Ownership 1/1.

Ideal as an investment in tourism.