

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12338
<b>Location :</b>	Marčana
<b>Building size :</b>	132 m2
<b>Lot size :</b>	144 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified



**Price :** 248.000 €

Marčana, a traditional Istrian house

In a peaceful and authentic Istrian setting, in the village of Marčana, is this charming house with a total area of

132 square meters, which offers the perfect combination of comfort, functionality and warmth of home.

It is ideal for family life, as well as an investment for tourist rental or a weekend oasis away from the hustle and bustle of the city.

The ground floor of the house is designed as a pleasant and functional living space with a living room, kitchen and dining room connected into a harmonious whole, ideal for socializing and everyday life, and a room for decoration as desired.

There is also a bathroom on the ground floor.

Upstairs there are three comfortable bedrooms and an additional toilet.

The house also has a 66 square meter yard that provides enough space for outdoor relaxation, gardening, barbecue or creating a small Mediterranean oasis to enjoy during warm days, as well as a backyard with an old Istrian well.

Located in Marčana, this house offers an ideal balance between peace, nature and proximity to all necessary amenities, as well as the sea, which makes it an extremely attractive location.

