

ISTRIA ADRIA

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Code :	12426
Location :	Marčana
Building size :	160 m ²
Lot size :	370 m ²
Garden size :	0.00 m ²
Distance from center :	150 m
Distance from sea :	10000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2016

Price : 395.000 €

For sale is a charming and high-quality house located in the very center of picturesque Marčana, offering the perfect blend of privacy, comfort, and proximity to all essential amenities.

The house consists of:

- 4 bedrooms, each with its own air conditioning unit
- 3 bathrooms with toilets
- a large and bright living room connected to the kitchen
- access from the living area to the terrace

Exterior:

- private pool of 32 m² with a landscaped sunbathing area
- spacious terrace ideal for relaxation and socializing
- beautifully landscaped garden (ceramics)
- secure parking for multiple vehicles
- garage attached to the house

Location:

- Pula: 13 km
- Vodnjan: 8 km
- Rovinj: 30 km
- nearest beaches (Rakalj, Duga Uvala, etc.): approximately 10 km

This house is ideal for a peaceful family life, but also serves as a vacation home with an established tourist rental, making it an excellent investment.

For more information, please