ISTRIA ADRIA
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Code :	15401
Location :	Marčana
Building size :	200 m2
Lot size :	900 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	1930

Price : 290.000 €

For sale is an authentic Istrian stone house located in the peaceful village , part of the Municipality of Marčana. The property represents an excellent opportunity for family living, tourist rental, or an investment project in the heart of Istria.

The house has a net usable area of 200 m² and is spread over two floors, situated on a fenced plot of 900 m².

Current condition of the property:
Renovated part – approximately 90 m²
Renovated in the original stone style, ready for occupancy with minor investments.
Ground floor: brick kitchen, dining room, living room, fireplace, WC, and outdoor terrace
First floor: two bedrooms with a WC and access to the terrace
Remaining part – approximately 100 m²
Requires complete renovation, with the possibility of merging into one functional unit according to the existing project.

Project possibility:
According to the conceptual design, it is planned to combine the property into one spacious house that would include:
Ground floor: kitchen, dining room, living room, pantry, and WC
First floor: three or four comfortable bedrooms, each with its own bathroom

Due to the size of the plot, there are plans for the construction of an outdoor pool and two garages. The accommodation capacity is estimated at 6–8 people.

According to the buyer's wishes, it is also possible to create two separate residential units (duplex).

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Additional amenities:
Fenced plot of 900 m²
Outdoor brick fireplace
Garage
Additional agricultural plot of 428 m² included in the price

Distances:
Pula – 20 km
Duga Uvala – 14 km
Barban – 10 km
Vodnjan – 10 km
Rovinj – 33 km