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Code :	15526
Location :	Marčana
Building size :	152 m2
Lot size :	1290 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A

Price : 280.000 €

In the peaceful Istrian village of Kavran, near Duga Uvala, a quality-built detached house with a living area of 152 m² is for sale, set on a spacious plot of 1,290 m². The house spans three levels, each with a separate entrance, providing the possibility for use by a larger family, tourist rental, or multiple residential units. The property is categorized with 3 stars and is sold fully furnished, ready for immediate occupancy or continuation of tourist operations.

The house features 7 rooms, and additional value is provided by a new thermal facade, PVC joinery with 8-chamber profiles, aluminum shutters and insect screens, air conditioning units, and a newly installed solar power system. The yard is landscaped and fenced, with two entrances to the courtyard, and approximately 15 fruit trees are planted, including 10 olive trees, creating a true Mediterranean atmosphere.

The property is located in an excellent position, just a 5-minute drive from the sea, while the beach can also be reached by a pleasant 20-minute walk through the forest. The tranquil environment, proximity to the sea, large yard, energy efficiency, and potential for income from tourist rentals make this house an excellent opportunity for living, vacationing, or investment.