

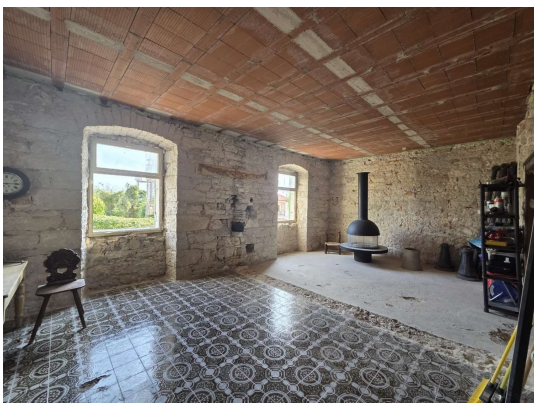
ISTRIA ADRIA

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Code :	15733
Location :	Marčana
Building size :	305 m2
Lot size :	2980 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	1
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	1912

Price : 500.000 €

In the peaceful and authentic Istrian village of Mutvoran, an exceptional historical property with great potential for renovation is for sale.

The building was constructed in 1912 and has served various purposes throughout its history – originally as a parish house and later as an Italian school until 1943. Today, it represents an interesting opportunity to create a unique residential, tourist, or other project.

The property boasts over 300 m² of space, distributed across the ground floor, first floor, and a spacious attic of just over 100 m². It features high ceilings, large rooms, stone elements, and authentic Istrian architecture.

On the ground floor, there are two large rooms and a spacious hallway, while the first floor also contains two large rooms and a hallway. A special detail is the balcony with a characteristic stone well, offering a view of the surrounding estate and olive grove.

The property has been cleaned and prepared for further work. The facade is completely new, and the roof has been renovated. The building is currently in the ROH-BAU phase, allowing the future owner to customize the final finishes and layout of installations according to their own needs and purposes.

The building is situated on a plot of land totaling 2,980 m², providing numerous possibilities for landscaping a private garden, olive grove, terraces, relaxation areas, or additional amenities.

Infrastructure is located right next to the property and needs to be connected to the building.

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Location: a tranquil environment, nature, and authentic Istrian
ambiance, while the proximity to the sea and tourist destinations
further enhances the potential of this property.

A property with character, history, and great potential – ideal for
those looking to create something special in an authentic Istrian
setting.

For more information and to schedule a viewing, please