

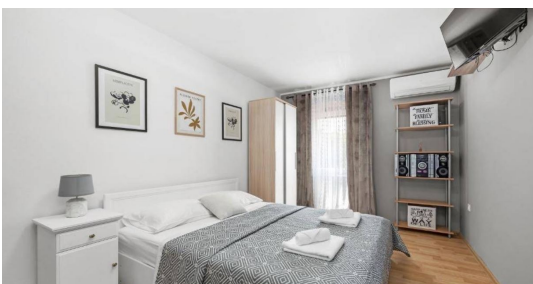
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15742
Location :	Marčana
Building size :	155 m2
Lot size :	530 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+

Price : 495.000 €

In the peaceful Istrian village , just a 20-minute drive from Pula and a few minutes from the sea, this charming and fully equipped villa is located, successfully blending traditional Istrian character with modern comfort and privacy. The property spans 155 m² of indoor space, while the landscaped and fully fenced yard of 530 m² provides ideal conditions for relaxation and outdoor living.

The villa is arranged over two floors. On the ground floor, there is a spacious living room with a corner sofa and a fireplace, an open and fully equipped kitchen connected to the dining area, and a modern bathroom with a shower. Upstairs, there are three comfortable bedrooms, one of which has access to a terrace overlooking the surrounding nature, while another is additionally equipped with a workspace, perfect for working from home. There is also a second bathroom with a bathtub on this floor.

The fully fenced yard offers a high degree of privacy and includes a private pool with a sunbathing area, a covered terrace with outdoor dining space and a barbecue, as well as a play area for the youngest guests. A special feature of this property is the traditional Istrian tavern next to the house, equipped with a rustic fireplace and a socializing area, ideal for enjoying the Istrian way of life and evening gatherings with family and friends. The villa also has a garage and private parking within the property.

The location provides a perfect blend of tranquility, nature, and proximity to the sea. Numerous recreational and active leisure opportunities are available in the vicinity, including horseback riding, hiking, and sports activities, while shops, restaurants, and other essential services are easily accessible. The sea and well-maintained beaches are just a few minutes' drive away, and Pula is approximately 20 km away, allowing for quick access to the city, the airport, and all urban amenities.

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The villa is sold fully furnished and equipped, allowing for immediate occupancy or continuation of tourist rental without additional investment. Thanks to its attractive location, private pool, large yard, tavern, and functional layout, the property represents an excellent opportunity for family living, vacationing, or investment in tourist rental.

For more information and to schedule a viewing, please