ID: 2530

EXCLUSIVELY EXCELLENT HOUSE UNDER RENOVATION

Filipana, Marčana

130,000 €
963 €/m^2







The Istrian region is considered one of the most suitable regions for living, and offers many natural beauties supported by a warm Mediterranean climate and a very friendly local population. In Istria, on the southeastern part of the coast, the Municipality of Marčana is located, which covers a very large area of the coast and has been investing in its infrastructure and content for years, becoming increasingly interesting for investors due to its beautiful beaches and ports, as well as the Istrian flair itself.

In a small settlement not far from Filipana, there is this interesting stone house that is in the final stage of renovation. The house has a surface area of 135 m^2 on three floors (ground floor,

first floor and attic), while the garden area is 50 m^2. By renovating the property to the end, it could accommodate three bedrooms, a living room, a dining room, a kitchen and a bathroom, while the garden has sufficient area for parking spaces or, if desired, for placing a small swimming pool or jacuzzi. The electricity and water meters are located on the property and a 30 m^3 septic tank has been installed, the roof structure has been completely redone, new walls and complete mezzanine structures, and it is necessary to carry out the installations and complete them so that the house is ready for moving in. The access road is from the asphalt road and the building has an ideal southwest orientation.

This property is a very interesting property in a very quiet location that offers the future owner the opportunity to complete the adaptation in the way they want for the needs of family life and, according to their wishes, offers the possibility of engaging in catering activities by renting it out and a faster return on invested funds.

FOR ALL OTHER INFORMATION CALL:
+385981748680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed agent

Summary

LOCATION	Filipana, Marčana	PROPERTY ID	2530
PRICE	130,000 €	TYPE	House
AREA	135 m²	GARDEN AREA	50 m²
YEAR BUILT	2023.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Yard

Infrastructure

- Electricity
- Water

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