




MODERN RUSTIC HOUSE NOT FAR FROM THE SEA

 Krnica, Marčana

 **188,000 €**
949 €/m²



The Istrian County 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 over the years has been investing in its infrastructure and content, and is becoming increasingly interesting for investors because of its beautiful beaches and ports, and the Istrian style itself.

In a quiet village in the Municipality of Marčana, there is a beautiful Mediterranean stone house with a total area of 198 m² spread over three floors. The house was built in 1960, while in 2015 it was completely renovated, it has access from an asphalt road with two secured



outdoor parking spaces. The building is built of stone load-bearing walls with a wooden mezzanine structure. Each floor has a floor area of 66 m². New electricity and water installations were carried out, wooden joinery was installed and thermal insulation was installed on the roof. Heating and cooling is regulated by the air conditioning unit. The floors are covered with parquet, laminate and tiles. The ground floor of the listed property consists of an entrance hall, a comfortable living room, a kitchen with a dining area, a bathroom and a storage room. On the next floor there are two spacious bedrooms and a bathroom. On the third and last floor there is one bedroom, bathroom, kitchen with dining room and fireplace, as well as one smaller room.

The mentioned property represents a very interesting opportunity considering its area, quiet location and price. The house also offers numerous partition walls, which provides the future owner with a handful of possibilities for decorating the property according to his own taste, and it can be used for family life or for engaging in tourist activities, which would speed up the return of invested funds.

FOR ALL OTHER INFORMATION, CALL:

+385 98 174 8680

dean.zunic@family-nekretnine.hr

Dean Zunic

Licensed agent

Summary

LOCATION	Krnica, Marčana	PROPERTY ID	2606
PRICE	188,000 €	TYPE	House
AREA	198 m ²	GARDEN AREA	-
YEAR BUILT	1960.	YEAR RENOVATED	2015.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-
HEATING	Zonal, Air conditioning, Wood stove	JOINERY	Wooden, Good
WALLS MATERIAL	Stone, Concrete	WALLS CONDITION	Good
TILES	Good	PARQUET	Good, Ship floor
FACADE	Good	ROOF	Channels
INTERNAL STAIRS	Good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Access road
- Pantry

Infrastructure

- Electricity
- Water

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