




## EXCLUSIVELY SPACIOUS FAMILY HOUSE SURROUNDED BY NATURE

 Filipana, Marčana

 **372,000 €**  
1,240 €/m<sup>2</sup>



The municipality of Marčana is located in the southeast of Istria, near the city of Pula. This area is characterized by picturesque landscapes, agriculture and tourism, especially in the coastal areas along the Adriatic Sea. Marčana is known for its rich cultural heritage, tradition and preserved old stone houses. Due to its proximity to Pula and other tourist destinations, the municipality is increasingly popular among visitors, and also offers a peaceful life for family communities.

This beautiful family house is located in a peaceful environment in the area of the Filipana Municipality, which extends over three floors, with a total area of 300 m<sup>2</sup>. The ground floor of



the property consists of an entrance hall, a comfortable living room with an open kitchen and dining area, as well as two bedrooms and a bathroom. Each floor has a floor area of 100 m<sup>2</sup>. On the second and third floors there are two spacious bedrooms and a bathroom. Most of the house has central heating, while the most commonly used heating is via wood-burning stoves and air conditioning units. The joinery is PVC and wooden with quality shutters, while the floors are covered with ceramic and laminate. On each floor you can organize the space according to your own wishes. The auxiliary building is a garage of approximately 50 m<sup>2</sup> as well as a cozy and well-designed tavern. A quality and spacious yard also adorns this property.

The aforementioned property, considering its location, area and price, represents a very interesting investment for the future buyer of the facility and enjoyment of it in terms of family life or for an investment for tourism, which would certainly accelerate the return on investment.

FOR ALL OTHER INFORMATION, CALL:

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## Summary

LOCATION	Filipana, Marčana	PROPERTY ID	2730
PRICE	372,000 €	TYPE	House
AREA	300 m <sup>2</sup>	GARDEN AREA	300 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	6
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	3
POOL	-	VIEW AT	Nature
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-
HEATING	Central, Air conditioning, Wood stove	JOINERY	Aluminum, Wooden, Very good, PVC
WALLS MATERIAL	Brick, Siporex, Gypsum partitions	WALLS CONDITION	Good
TILES	Good	PARQUET	Laminate
FACADE	Thermal insulation, Very good	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	Tiled
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Loggia
- Pantry
- Garden
- Yard
- Garage
- Access road
- Tavern

## Infrastructure

- Electricity
- Water

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