ID: 2580

THREE STONE HOUSES WITH A SPACIOUS BUILDING YARD

Filipana, Marčana

319,500 €
734 €/m^2







The County of Istria is famous as one of the most suitable regions for life, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident 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 year after year it invests in its infrastructure and content, becoming more and more interesting for investors due to its beautiful beaches and harbors, and the Istrian flair itself.

In a quiet settlement not far from the Municipality of Marčana, there are these three stone houses with an area of 435 m^2 with a spacious construction plot of 1250 m^2. The mentioned

houses were built in 1905, they have access from an asphalted road with numerous uncovered parking spaces and two garages, the houses are built of concrete structures, stone and wooden mezzanine and roof structures. Each house provides a separate entrance and privacy when using it, and a great advantage is the living space that can be used in various ways during adaptation together with auxiliary buildings. The two houses at the very entrance to the plot consist of two floors, and are suitable for two buildings with two bedrooms, a living room, bathrooms and a kitchen area with access to the ground-floor terrace, while the largest one is slightly more spacious, and allows the future owner to separate in two smaller houses or one large one with several bedrooms, a more spacious living room, kitchen, bathroom and similar. In addition to the above-mentioned facilities, there are also two garages, a tavern, an outdoor kitchen and several smaller adjoining rooms that can be connected and used for various purposes.

Another of the advantages is that behind all the listed buildings there is a construction plot of 1000 m^2, which has a separate access road, and enables separate further use of the same whether for further construction or for accompanying contents of the listed properties. External electricity and water connections are located on the land itself, as well as a large septic tank that does not require frequent emptying. The orientation of the house is ideal, southwest. As you can see, the real estate needs a complete renovation, which gives the future owner or owners the opportunity to adapt and arrange the building as desired.

The mentioned houses represent very interesting real estate in a very quiet location, which offer the future owner the possibility of adaptation as desired for the needs of family life and, according to the wish, offers the possibility of engaging in catering activities, renting them out and quickly returning the invested funds.

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Summary

LOCATION	Filipana, Marčana	PROPERTY ID	2580
PRICE	319,500 €	TYPE	House
AREA	435 m²	GARDEN AREA	-
YEAR BUILT	1905.	YEAR RENOVATED	2005.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	12	BEDROOMS	6
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-

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PARKING	Yes	PARKING SPACES	9
POOL	-	VIEW AT	Greenery
ACCESS ROAD	Yes	JOINED ROOMS	Garage
CEILING HEIGHT	280 cm	ELEVATOR	-
HEATING	-	JOINERY	Bad
WALLS MATERIAL	Stone, Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	-	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

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

Infrastructure

- Electricity
- Water
- Phone line

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