ID: 2807

QUALITY DETACHED TWO-STOREY FAMILY HOUSE IN A QUIET LOCATION

Marčana

540,000 €
2,022 €/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 facilities for years, becoming increasingly interesting for investors due to its beautiful beaches and ports, as well as the Istrian flair itself.

Not far from Marčana is this newly built, detached and high-quality two-story house with a garage and two storage rooms located on a plot of land of 995 m^2. The total area of the

buildings is 267 m^2, of which the house is 160 m2, storage rooms of approximately 50 m^2 and 30 m^2, and a garage of 30 m^2. The house is spread over two floors, the ground floor of 90 m^2 and the first floor of 70 m^2, decorated in a warm and family style. The ground floor of this high-quality property consists of an open-concept living room, with a dining room and a DanKuchen kitchen, a storage room, a bathroom, a laundry and drying area and a boiler room, and another room that can be used as a study or a bedroom, according to the future owner's wishes. On the first floor there are three bedrooms with two bathrooms, i.e. a spacious master bedroom with its own bathroom and wardrobe, and two children's rooms with a shared bathroom, and a spacious terrace of 20 m^2. The house is equipped with high-quality PVC double-glazed windows, white on the inside and anthracite on the outside with mosquito nets and shutters, while the heating and cooling system is regulated by two inverter air conditioners and underfloor heating installed throughout the residential building on a Fujitsu heat pump, and there is the possibility that when building a swimming pool, its heating can be connected to the same system, while all the furniture is custom-made and of high quality, and household appliances and electronics are carefully selected from the well-known brands Bosh and Miele. The property has 10 cm thick thermal insulation, which represents additional energy efficiency. The yard is large enough to build a future swimming pool, and there are two storage rooms and a garage on it that require renovation, and therefore can be converted into residential buildings given their surface area.

The aforementioned house is a very interesting and beautiful property due to its area, layout, equipment and quality, and the yard with auxiliary buildings, and as such offers the future owner the opportunity to have a family life in a quiet location or the possibility of running a catering business for rent and a faster return on investment.

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Summary

LOCATION	Marčana	PROPERTY ID	2807
PRICE	540,000 €	TYPE	House
AREA	267 m²	GARDEN AREA	900 m²
YEAR BUILT	2022.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	4
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	5

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POOL	-	VIEW AT	the greenery
ACCESS ROAD	-	JOINED ROOMS	Garage and two storage rooms
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	Flat roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Terrace
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water

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