ID: 3155

SALE OF A CHARMING HOLIDAY HOUSE IN THE HEART OF ISTRIA

Marčana

495,000 €
3,094 €/m^2







Marčana is a municipality and settlement in the southeastern part of the Istrian County and has an indented coastline with a total of 36 km of coastline, starting from the Raška Bay in the north to the Budava Bay in the south. The area has characteristics characteristic of the elements of “red Istria”, and the climate is Mediterranean.

It is located about 15 km northeast of Pula, in the area that connects the interior of Istria with the eastern coast of the Adriatic. The property extends over two floors, with a total living area of 160 m2. This modernly decorated villa on the ground floor offers a kitchen, dining room with living room in an open-space concept, bathroom and storage room, while the bedrooms and

bathroom are located on the first floor. One of the bedrooms offers a private terrace. The living room has a fireplace that creates a special atmosphere in winter days, and has access to a comfortable terrace. Each room has air conditioning and a TV, while underfloor heating is installed throughout the house for heating needs. ALU-PVC joinery with mosquito nets has been installed and the floors are entirely covered with ceramics. On the fully fenced and landscaped garden there is a summer kitchen with an outdoor fireplace, and in the continuation a heated 30 m2 swimming pool with a landscaped sunbathing area. 2 parking spaces and a garage are also provided.

The villa is very well occupied for most of the year, which makes it a safe and profitable investment. A stable level of reservations ensures regular income, and the attractive location and quality offer further increase its potential for future value growth. It is an ideal opportunity for those looking for a reliable investment in real estate with an already established business.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Marčana	PROPERTY ID	3155
PRICE	495,000 €	TYPE	House
AREA	160 m²	GARDEN AREA	397 m²
YEAR BUILT	2015.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	3	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Floor heating, Wood stove	JOINERY	Very good, Aluminum, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Very good, Thermal insulation	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Access road
- Pantry

Infrastructure

- Electricity
- Water
- Sewerage

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