ID: 3237

HOUSE FOR SALE IN MARČANA – SPACE, POTENTIAL AND PEACE IN ONE LOCATION

Marčana

699,000 €
1,997 €/m²







Marčana is a peaceful Istrian town known for its nature, authentic ambience and relaxed lifestyle. It is located near the sea and the eastern coast of Istria, which makes it ideal for lovers of peace, but also quick access to the beaches. Due to its location and potential, it is an increasingly sought-after destination for family life and tourist investments.

In a quiet part of Marčana is this spacious two-story house with a total area of 350 m², located on a large plot of 1,386 m² of regular shape. This is a property that offers what is rare today - space, privacy and the ability to adapt it exactly to your wishes.

Ground floor - an opportunity to arrange it according to your own

The unfinished space gives you the freedom to shape it according to your own needs - whether as an additional apartment, space for the family or an investment.

There is already:

- planned layout with two bedrooms
- living room, kitchen and bathroom
- basement approx. 30 m²
- direct entrance to a large garage (approx. 50 m²)

Perfect for those who want to add their own touch to the property.

First floor - ready to move in, comfort without compromise

Upstairs is a spacious apartment of approx. 150 m² that offers a rarely seen breadth of space:

- three large bedrooms
- open living room with kitchen and dining room
- long hallway that further emphasizes the spaciousness
- terrace with exit from the living room

Large rooms, lots of light and a sense of comfort make this apartment ideal for family life without space restrictions. An additional atmosphere is provided by a wood-burning stove, which gives the space the warmth of home that modern systems often cannot replace. The house has access from a paved road, and the large garden leaves enough space for a pool, garden, additional facilities.

This is not just a house - this is an opportunity
An opportunity for a peaceful life, for an investment or to create a home exactly to your liking. The property needs adaptation, so it offers the future owner the opportunity to arrange the space according to his own taste.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Marčana	PROPERTY ID	3237
	699,000 €		House

family
real estate

ID: 3237

PRICE		TYPE	
AREA	350 m²	GARDEN AREA	1,386 m²
YEAR BUILT	1986.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	12	BEDROOMS	7
BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Wood stove	JOINERY	Wooden, Bad
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Bad
FACADE	Very good	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Access road
- Terrace
- Garden
- Yard

Infrastructure

- Electricity
- Water

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