ID: 3613

SALE OF A HOUSE FOR RENOVATION IN A QUIET AND BEAUTIFUL LOCATION

Marčana

176,500 €
2,385 €/m²







HOUSE WITH TWO OUTBUILDINGS AND A YARD, GREAT POTENTIAL FOR TOURISM!

In a quiet and green village, near the charming Istrian town of Svetvincenat, a terraced house of 74 m² is for sale, with two additional outbuildings and a beautiful yard. Located in a pleasant and natural environment, far from the hustle and bustle of the city, this property offers an excellent opportunity to create your own corner for relaxation, a cozy family home or an attractive property for tourist rental.

The house extends over two floors – ground floor and first floor, and its layout provides a good basis for functional decoration according to your own wishes and needs.

On the ground floor there are:

- A living room
- A kitchen with a dining room
- A bathroom and a separate toilet

A spacious additional room that was once used for wine production and storage, which can be converted into a space according to the wishes of the future owner

Upstairs there are three bedrooms, which provide enough space for family life or guest accommodation.

The floors are ceramic tiles, while the bedrooms have laminate flooring. The joinery is wooden and needs to be replaced. The house requires complete renovation, which allows the future owner to fully adapt the space to their own taste and create a property with a special character.

ADDITIONAL FACILITIES AND YARD – A GREAT ADVANTAGE OF THIS PROPERTY

This property is given special value by two separate auxiliary buildings of 36 m^2 and 20 m^2, which open up numerous possibilities for additional decoration and use.

With appropriate adaptation and meeting the necessary conditions, these spaces can be converted into charming studio apartments for tourist rental, a private wellness area, a socializing area or other facilities according to the needs of the future owner.

The yard is pleasant, surrounded by greenery and provides enough space to arrange a beautiful outdoor space for relaxation and outdoor living. An additional option is the construction of an outdoor pool, with prior verification of the necessary conditions, which would give the entire property additional attractiveness, especially for tourist purposes.

LOCATION AND POTENTIAL

The property is located in a quiet location in the vicinity of Svetvinčenat, surrounded by nature and greenery, which makes it an ideal choice for anyone looking for privacy, a relaxed lifestyle and a break from the everyday hustle and bustle.

It is precisely the combination of a peaceful environment, existing facilities and the possibility of additional decoration that provides an excellent basis for creating an interesting property for vacation or tourism.

WHY CHOOSE THIS PROPERTY?

This property represents an excellent opportunity for buyers who recognize the potential of the space and want to create something special. The main house with three bedrooms, two additional outbuildings and a yard surrounded by greenery offer numerous possibilities for decoration and future use.

Whether you are looking for a quiet family home, your own oasis for a vacation in Istria or a property that you would like to transform into an attractive tourist investment, this house provides an excellent starting point for realizing your ideas.

With quality adaptation and carefully designed decoration, this property can become a real little Istrian paradise, a place that combines peace, nature and a pleasant stay.

FOR ALL OTHER INFORMATION CALL:

+385 98 139 7496
marin.cude@family-nekretnine.hr
Marin Čude
Assistant in mediation
Family nekretnine d.o.o

Summary

LOCATION	Marčana	PROPERTY ID	3613
PRICE	176,500 €	TYPE	House
AREA	74 m²	GARDEN AREA	314 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Wooden, Bad
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Access road
- Tavern
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water

View original listing