




# STONE VILLA WITH POOL AND VIEW OF NATURE

 Filipana, Marčana

 **410,000 €**  
2,343 €/m<sup>2</sup>



The County of Istria is famous for being one of the most suitable and adequate regions for life, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population.

This beautiful villa of 175 m<sup>2</sup> with a garden of 225 m<sup>2</sup> is located in a settlement not far from Filipana. It extends over two floors - on the ground floor there is a spacious living room with a fireplace and table football, a bathroom, a spacious kitchen and a dining area, and an exit to a large terrace with an area of about 40 m<sup>2</sup> and a table for eight people, with a view of nature where there is also a swimming pool and an outdoor fireplace. The stairs leading to the first floor are stone, and on the first floor there are three spacious bedrooms, each of which has



access to a common terrace of about 40 m<sup>2</sup>. On the first floor there is also a spacious bathroom with a bathtub, as well as an area for washing clothes. The house has walnut-colored PVC carpentry with double-glazed glass and shutters, and the heating and cooling system is regulated by two air conditioning units, while the possibility of heating is provided in addition to a fireplace and central gas heating, and the gas cylinder is of large capacity and is underground. There is an outdoor storage room and a garage in the garden, from which you can go out into the yard. The exterior of the house is covered with stone and 8 cm thermal insulation, which further increases energy efficiency. The villa has been successfully rented during the tourist season for years.

The property is worthy of attention due to its spaciousness, quality, garden that does not require much involvement, two large terraces, view and extremely quiet location, and represents a very lively property for the future owner in terms of enjoying the same in the sense of family, and also for engaging in the catering activity of renting and quick return on investment.

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DEAN ŽUNIĆ

Licensed agent

## Summary

LOCATION	Filipana, Marčana	PROPERTY ID	2134
PRICE	410,000 €	TYPE	Villa



## Extra features

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

## Infrastructure

- Electricity
- Water
- Gas

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