



EXCLUSIVE - DETACHED HOUSE WITH LARGE GARDEN

 Marčana

 **399,000 €**
1,376 €/m²



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. It covers a very large area of the coast and has been investing in its infrastructure and content for years, becoming increasingly interesting for investors due to its beautiful beaches and ports, as well as the Istrian flair itself.

In an attractive location in a quiet village located within the municipality of Marčana, only 2.2 km from the sea, there is this beautiful detached house with a large garden of 1846 m². The



house extends over a basement, a high ground floor and the first floor, and its total area is 290 m². It consists of two separate residential units. One apartment on the ground floor with access to the garage and basement and the second apartment on the first floor. About twenty trees of various fruit trees have been planted on the large garden. Behind the house there is an outbuilding of 30 m² which is used as a workshop and can be converted into a tavern. In front of the house there is a large covered terrace of 44 m² with a fireplace and a dining table. The house consists of:

Basement: approx. 15m²

Ground floor: hallway, bedroom, living room, kitchen with dining room, bathroom, access to the garage and basement, exit to the terrace

1st floor: hallway, two bedrooms, kitchen with dining room, bathroom, living room with exit to the balcony.

Highlights:

Quiet location

Large garden

Two residential units

This property has been meticulously maintained and is being sold furnished. It is equipped with white PVC joinery and the facade is in excellent condition. Gas is used for central heating, and an air conditioning unit is used for cooling. The house in question is an interesting property due to its size, covered terrace, quiet location and large garden, offering the possibility of a quick return on investment or enjoying it for family life.

FOR ALL ADDITIONAL INFORMATION OR VIEWING:

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Summary

LOCATION	Marčana	PROPERTY ID	2420
PRICE	399,000 €	TYPE	House
AREA	290 m ²	GARDEN AREA	1,846 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	10	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	-



ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Gas stove, Central, Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent, Laminate
FACADE	Excellent	ROOF	Channels
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Neat ownership	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

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

Infrastructure

- Electricity
- Water
- Gas
- Phone line

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