ID: 2675

EXCLUSIVELY SPACIOUS STONE HOUSE WITH HIGH POTENTIAL

Peruški, Marčana

275,000 €
833 €/m^2







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, which covers a very large area of the coast, and over the years has been investing in its infrastructure and content, and is becoming increasingly interesting for investors because of its beautiful beaches and ports, and the Istrian style itself.

The aforementioned stone house with a total area of 330 m2 and extending over four floors is located in Peruški. The ground floor of the property consists of an entrance hall, a utility room

located under the internal staircase, a lighted tavern with an internal fireplace and a dining table, a garage that currently serves as a storage room, with the need to expand the car passage so that the garage can be used within the building, while in addition to this garage in the building we have another one next to the main residential building and meets the requirements for parking a car, a guest toilet in which there is also a washing machine, as well as a room that can be used as a bedroom. The second and third floors have the same layout and consist of two spacious bedrooms, a living room with access to a balcony, a bathroom and a kitchen. On the fourth and last floor there is one room that offers the future buyer the opportunity to decorate it to their own taste. The aforementioned stone house is equipped with a wooden mezzanine structure, the floors are covered with parquet and ceramics, and the house also has a chimney, which provides the possibility of installing a wood or pellet stove.

The above-mentioned highly profitable property offers a very interesting opportunity considering its impressive living area, ideal quiet location, as well as the quality of construction, and therefore offers the future owner the possibility of arranging it for family life or as a tourist rental, which would certainly speed up the return of invested funds.

FOR ALL OTHER INFORMATION, CALL:

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Licensed agent

Summary

LOCATION	Peruški, Marčana	PROPERTY ID	2675
PRICE	275,000 €	TYPE	House
AREA	330 m²	GARDEN AREA	327 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	2
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	-	JOINERY	Wooden, Good
WALLS MATERIAL	Stone	WALLS CONDITION	-
TILES	Good	PARQUET	Good
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Tavern

Infrastructure

- Electricity
- Water

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