
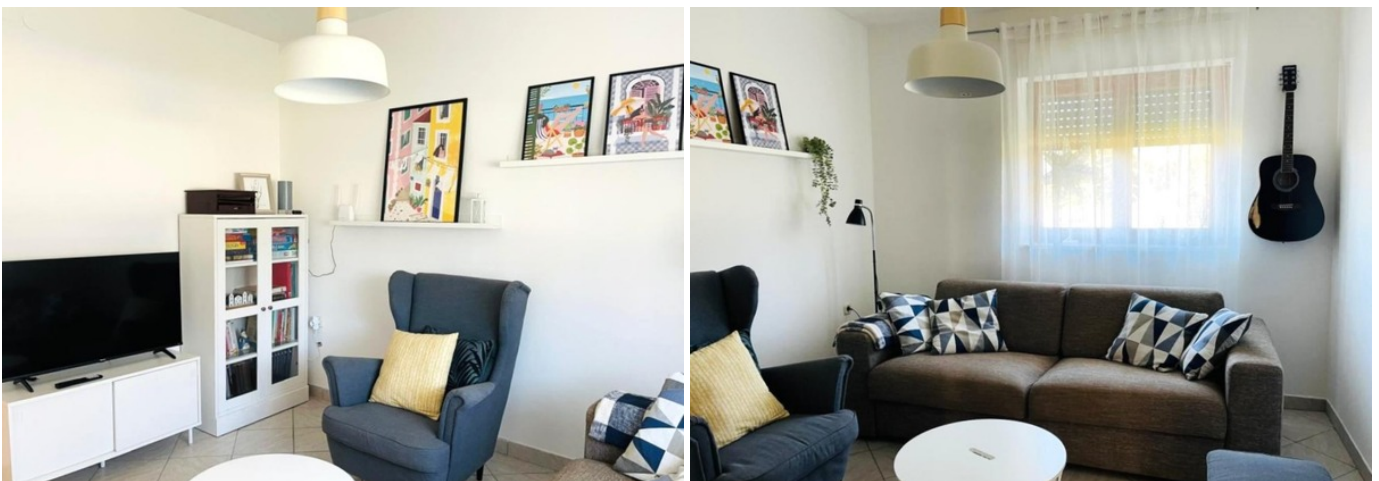




# DETACHED HOUSE WITH ORCHARD AND OLIVE GROVE FOR SALE

 Lobarika, Marčana

 **730,000 €**  
4,562 €/m<sup>2</sup>



The municipality of Marčana is located in the southeast of Istria, near the city of Pula. This area is characterized by picturesque landscapes, agriculture and tourism, especially in the coastal areas along the Adriatic Sea. Marčana is known for its rich cultural heritage, tradition and preserved old stone houses.

In this idyllic location is this beautiful, detached and modern house of 160 m<sup>2</sup> located on a spacious plot of 4204 m<sup>2</sup>, this property offers the perfect combination of comfort, privacy and Mediterranean lifestyle. The house is spread over two floors, on the ground floor there is a kitchen equipped with all kitchen appliances, a dining room with access to a comfortable



terrace, a pleasantly designed living room, a bedroom, a toilet and a bathroom. From the ground floor, internal stairs lead to the first floor which is also equipped with two bedrooms with access to terraces and one bathroom. The floors in the property are tiled with ceramics, while the heating and cooling system is regulated by air conditioning. Wooden joinery with shutters has been installed, and the house also has a basement as a garage space.

This house with high potential is immediately habitable and very comfortable for family living, and it is very important to note that there is a possibility of purchasing additional construction land next to the house, which provides the possibility of expanding the existing one or continuing as needed.

The aforementioned property represents a very attractive and profitable opportunity given its impressive living space and very quiet location. It offers quality enjoyment for family life as well as the activity of renting it out, which also ensures a quick return on investment.

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Assistant in mediation

## Summary

LOCATION	Loborika, Marčana	PROPERTY ID	3039
PRICE	730,000 €	TYPE	House
AREA	160 m <sup>2</sup>	GARDEN AREA	4,204 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	2024.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	7
POOL	-	VIEW AT	Nature
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	B



## Extra features

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

## Infrastructure

- Electricity
- Water

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