ID: 3146

MEDITERRANEAN STONE HOUSE FOR SALE

Filipana, Marčana

290,000 €
1,611 €/m^2







The municipality of Marčana is located in the southeast of Istria, near the city of Pula. This area is characterized by picturesque landscapes and tourism, especially in the coastal areas along the Adriatic Sea. Filipana is a small, peaceful village located in the municipality of Marčana in the southern part of Istria, not far from the city of Vodnjan and just a few minutes drive from the sea. Surrounded by untouched nature, olive groves and dry stone walls, the proximity of the coast provides quick access to beautiful beaches and crystal clear sea.

The stone house located in the peaceful and natural surroundings of Filipana represents the perfect blend of tradition and potential. Built of indigenous stone, it exudes authentic Mediterranean charm and solid construction of 180 m^2 on one floor and is located on a fenced

plot of 900 m^2. Half of the house of 90 m^2 has been renovated in the original stone style, and with minor investments is ready to move into. On the ground floor there is a hallway, toilet, equipped kitchen, dining room and living room with fireplace. On the first floor of the property there are three bedrooms with a toilet and access to the terrace. The floors in the rooms are covered with parquet, while the stairs and the rest of the house have ceramics. The entire building is equipped with wooden joinery. The heating system is regulated by a wood stove and air conditioning.

According to the wishes of the buyers, it is possible to make two separate residential units and it represents a very attractive and profitable opportunity considering its impressive living area and very quiet location. It offers quality enjoyment for family life as well as the activity of renting it, which also ensures a quick return on invested funds.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Filipana, Marčana	PROPERTY ID	3146
PRICE	290,000 €	TYPE	House
AREA	180 m²	GARDEN AREA	852 m²
YEAR BUILT	1930.	YEAR RENOVATED	2010.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	4	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Nature
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Wooden
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Garden
- Yard

Infrastructure

- Electricity
- Water

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