

## Marčana, okolica, novoadaptirana kuća za odmor, Marčana, House



### Seller Info

Name:	Agencija Diamond Realestate
First Name:	Agencija
Last Name:	Diamond Realestate
Company Name:	Diamond Real Estate d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
Country:	Croatia
Region:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440
Address:	Partizanska 5a, Dom Obrtnika, 1.kat
Mobile:	+385 52 210 824
Phone:	+385 52 210 824
About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Marčana, okolica, novoadaptirana kuća za odmor
Property for:	Sale
House type:	detached
Property area:	90 m <sup>2</sup>
Lot Size:	539 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	1
Price:	315,000.00 €
Updated:	Apr 16, 2024

#### Condition

Built: 1892.

#### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Marčana
City area:	Krnica

ZIP code: 52206

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes

Covered parking space: yes

## Description

Description:

Marčana, surroundings, we are selling a newly adapted holiday house with a swimming pool in a great location. This nice old Istrian house is the last in a row with a spacious garden of 539 m<sup>2</sup>. The homestead concept offers complete privacy on a plot with enough beautiful landscaped green areas. It is a single-storey house with a total square footage of 90 m<sup>2</sup>, which consists of a fully equipped kitchen, dining room and living room, two bedrooms and one bathroom. The house was renovated in 2022, when all installations, floors, furniture and other equipment were changed. Floor heating was installed in the living area and air conditioning, while electric heaters were installed in the bedrooms and bathrooms. The exterior is decorated and fenced, and there is also a 19 m<sup>2</sup> garage that currently serves as a storage space and a tool room. The property offers covered parking for two cars, an open terrace with a view of the sea, and a covered terrace in front of the entrance where there is a dining table with a view of the pool and garden. The pool is 21 m<sup>2</sup> in size with a sundeck and an outdoor toilet, and privacy on the outside is fully ensured. The property is located in an excellent location, surrounded by vacation homes and luxury villas, in a small coastal town near Marčana, only 3 kilometers from the first beautiful beach. There is a shop and a cafe within walking distance. It has great potential for tourist rentals due to the proximity of all the necessary facilities and the city of Pula is 20 kilometers away. ID CODE: 2003-513

## Additional contact info

Reference Number: 494426

Agency ref id: 2003-513

Contact phone: +38552210824