

Istra, Marčana: Kamena kuća s bazenom i prostranim dvorištem, Marčana, House



Seller Info

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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree
move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Istra, Marčana: Kamena kuća s bazenom i prostranim dvorištem
Property for:	Sale
House type:	detached
Property area:	500 m ²
Lot Size:	2800 m ²
Bedrooms:	14
Bathrooms:	4
Price:	995,000.00 €
Updated:	Jul 28, 2023

Condition

Condition:	Newly adapted
Built:	1600

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Marčana
City area:	Marčana
ZIP code:	52206

Additional information

Infrastructure:	Water, Gas, Black pit
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Parking

Number of parking spaces:	6
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Description

Description:	<p>Istria, Krnica An autochthonous Istrian stone house for sale in the very center of Krnica, which will enchant you with its charm and original details. This beautiful property has been renovated with special attention to preserving its historic character, and work began in the early 2000s. Restoration experts invested several years of work to restore it to its final glory. All parts of the house, except for the roof, which was renovated according to modern standards, have been carefully preserved. The house is spread over 3 floors, offering space for a comfortable life. The ground floor includes a large kitchen with a dining room, a room with a fireplace, a spacious living room, a large hallway and a guest bathroom. Two staircases, located at opposite ends of the house, lead to the upper floors. Also, the house has a room that is currently used as a workshop or garage, above which there is a fitness room. These rooms can be rearranged according to the wishes of the future owner. On the first floor there is a master bedroom with its own bathroom, which is also the sunniest room in the house, a hallway, another bathroom and two bedrooms. The second floor is partially decorated and consists of a bathroom, hallway and bedroom. There are also two more rooms available, measuring 40 m² and 33 m², which can easily be converted into two additional bedrooms with their own bathrooms. From the second floor there is a wonderful view of the sea. The house has wooden windows with built-in protection against insects. It is equipped with central gas heating, air conditioning and a wood fireplace for pleasant winter evenings. In addition to the beautiful house, this property also offers a beautifully landscaped garden of 2,800 m², which is completely building land. The yard is enriched with many fruit trees, trees and ornamental plants, creating a picturesque atmosphere. The construction of auxiliary buildings and houses is allowed on this spacious land. Also, the recently renovated 40 m² swimming pool provides refreshment and enjoyment for hot summer days. This property offers plenty of privacy and tranquility, perfect for relaxation and enjoyment. This property also represents an excellent investment opportunity. It can serve as a tourist facility, ethnic hotel, hotel with restaurant or</p>
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something similar. The house comes with a speedboat 6.5 meters long with its own trailer, and a mooring in Krničko port with a buoy and a dinghy with an electric motor. Additionally, an old Land Rover original from the 80s is included, awaiting restoration. This autochthonous Istrian stone house in the center of Krnica offers a unique opportunity to live in a beautiful environment, filled with history and Istrian tradition. Do not miss the opportunity to become the owner of this exceptional property and enjoy a true Mediterranean lifestyle. Custom ID: L-0593
Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 499036
Agency ref id: L-0593
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