

## ISTRA, FILIPANA - Romantična autohtona istarska kamena vila, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                   |   |
|-------------------|---|
| Title:            | ISTRA, FILIPANA - Romantična autohtona istarska kamena vila |
| Property for:     | Sale  |
| House type:       | in sequence   |
| Property area:    | 175 m <sup>2</sup>  |
| Lot Size:         | 1630 m <sup>2</sup>   |
| Number of Floors: | 2   |
| Bedrooms:         | 5   |
| Bathrooms:        | 4   |
| Price:            | 575,000.00 €  |
| Updated:          | Jul 07, 2024  |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1911 |
| Last renovation: | 2019 |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|



### Parking

|                   |   |
|-------------------|---|
| Number of parking | 3 |
|-------------------|---|

spaces:

Covered parking space: yes

## Description

Description:

ISTRIA, PHILIPPINES - A stone Istrian beauty in a quiet and smaller settlement. A renovated stone Istrian house with quality workmanship and a romantic spirit is located near the Marčane settlement, surrounded by natural greenery. It is a real Istrian stone house that was completely renovated in 2019 with the first goal of using it as a new family home. The house extends over two floors, with a total living area of 175m<sup>2</sup>. DESCRIPTION OF THE PROPERTY; Upon entering the stone villa, we are greeted by a smaller entrance hall with a separate guest bathroom. The same lobby is further connected to a spacious and warm living room. The main point of the living room is occupied by an original and functional stone fireplace ideal for heating the entire space during the colder months of the year. Separated from the living room, there is a spacious area that hides a well-equipped, high-quality kitchen with handmade solid wood elements, together with a dining room ideal for family get-togethers and entertainment. In the same space under the stairs there is also a storage room. The internal staircase further leads to the first floor, where there are 3 spacious bedrooms, each of which has its own comfortable and spacious bathroom. Then the staircase leads us further to the last floor (attic), where there is currently a children's bedroom with two beds. This same space can be repurposed according to the needs of the future owner. The outdoor space, which is equally decorated in the true Istrian spirit with prominent stone details and local plants, is enough space for entertaining friends and family. A covered summer terrace with a larger grill and a dining table, along with an original and functional bread oven, as well as a spacious plot of land next to the house at the back, with a total square footage of 1183m<sup>2</sup>, will surely help you in this. On which there is a spacious swimming pool with a sunbathing area, an area for rest and relaxation, and a technical room with a storage room. In front of the house there is a small part of the garden, which is large enough to park 4 cars. ADDITIONAL INFORMATION; \* The property is sold fully furnished, as can be seen in the pictures, 3D walkthrough and video \* Each room is equipped with air conditioning for cooling and heating, while the original Istrian stone fireplace in the living room is additionally used for heating \* During the renovation, a completely new installation of electricity, water and drainage, new thermal, hydro and sound insulation was installed \* The property is clean, 1/1, without financial burden LOCATION DESCRIPTION; \* Distance from the shop 2km \* Distance from the first restaurant 2km \* Distance from the beach 10km \* Distance from the city of Pula 17km \* Distance from Vodnjan 8km In the immediate vicinity of the property there are numerous restaurants and taverns that offer distinctive local food and drinks, as well as numerous walks, bike paths through beautiful nature and old stone settlements. We must not forget the 36km of indented coastline that adorns the Municipality of Marčana, starting from the bay of Raš in the north to the bay of Budava in the south. This entire area has characteristics characteristic of the elements of "red Istria", and the climate is pleasant

Mediterranean with plenty of sun. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25781

### **Additional contact info**

Reference Number: 546205

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