

## Istra, Marčana, prekrasna rustikalna kuća, 4SS+DB, parking, okućnica 200m2!! #prodaja, Marčana, House



### Seller Info

Name: Sandra Kralj  
First Name: Sandra  
Last Name: Kralj  
Company: Impensa doo  
Name:  
Service Type: Selling and renting  
Additional: info@terram-nekretnine.com  
Email:  
Website: <https://www.terram-nekretnine.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
City area: Valdebek  
ZIP code: 52100  
Address: Mihovilovićeva 3  
Mobile: +385994361600  
Phone: +385911505505  
About us: Terram nekretnine Istra je tvrtka koja se bavi posredovanjem u prometu nekretnina sa dugogodišnjim iskustvom.

Cilj nam je pružiti vrhunsku uslugu za posredovanju u kupnji i prodaji nekretnina na području Istre.

Posredujemo u kupnji i prodaji nekretnina, prezentiramo nekretnine na internetu i u medijima, organiziramo razglede za potencijalne kupce, savjetujemo Vas o najboljoj praksi i uvjetima za kupoprodaju nekretnina te Vas po potrebi povezujemo s odgovarajućim stručnjacima koji će vas voditi kroz postupak potreban kako biste riješili

pitanja u svezi vaše nekretnine i tako osiguravamo preduvjete za njihovu prodaju (usluge arhitekata, odvjetničke, geodetske, bankarske, itd.).

Nekretnine koje se nalaze u našoj ponudi su prošle provjeru knjižno-imovinskog provjeru statusa nekretnine kako bi Vam osigurali sigurnu i bezbrižnu kupnju.

U postupku kupoprodaje nekretnine pripremamo sve potrebne pravne akte i dokumente no naša uloga ne završava potpisom kupoprodajnog ugovora nego se nastavlja uslugama kroz konačan proces prijenosa vlasništva nekretnine i izvršenje zakonskih obveza u cijelom postupku (razrez poreza na nekretnine, uknjižba vlasništva na nekretnini, prijenos tekućih obaveza i ostalo ali stručnu terminologiju (od prijepisa svih priključaka, prijava kod administrativnih tijela, ...)).

Obratite nam se s povjerenjem!

Vaš Terram team

Reg No.: 181/2022

[Privacy Policy](#):

## Listing details

### Common

Title:	Istra, Marčana, prekrasna rustikalna kuća, 4SS+DB, parking, okućnica 200m2!! #prodaja
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	200 m <sup>2</sup>

Bedrooms: 5  
Bathrooms: 4  
Price: 390,000.00 €  
Updated: Nov 22, 2023

## Condition

Condition: Newly adapted  
Built: 1906

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, Black pit  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 5

## Description

Description: Istria, Marčana, this beautiful rustic house is for sale, surface area 180 m<sup>2</sup> with a garden. The house consists of a ground floor where there is a bathroom, a living room with a fireplace, a storage room and a large spacious kitchen (65m<sup>2</sup>) from which there is a large spacious garden (90m<sup>2</sup>) with a summer kitchen (30m<sup>2</sup>). On the first floor there are three bedrooms with their own bathrooms (80m<sup>2</sup>) and in the attic a large spacious room (35m<sup>2</sup>). The summer kitchen is fully equipped for pleasant gatherings. In front of the house there is a private parking lot for five cars (82m<sup>2</sup>). Possibility of buying another part of the construction land on which the swimming pool is located, approx. 1000m<sup>2</sup>. Pure ownership. #SALE Custom ID: K-231 Energy class: U izradi \*\*Interested buyers can obtain the necessary information about the advertised real estate and view it through our agency only

with the prior signing of a real estate mediation contract or Real Estate Viewing Record.\*\* \*\*The buyer pays an agency commission of 3% + VAT.\*\*

### Additional contact info

Reference Number: 546729  
Agency ref id: K-231  
Contact phone: +385 (99) 436-1600