

Marčana, okolica, dvije kamene kuće s bazenom, 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: <https://diamond-realestate.hr/>
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, dvije kamene kuće s bazenom
Property for: Sale
House type: detached
Property area: 300 m²
Number of Floors: 2
Bedrooms: 20
Bathrooms: 8
Price: 749,000.00 €
Updated: Apr 16, 2024

Condition

Built: 1968.

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

Description

Description: Only 5 kilometers from the small and special town of Krnica, in a small village is located this beautiful property with two indigenous stone Istrian holiday homes. On a plot of 500 m², two stone Istrian houses have been renovated and converted into holiday homes with a swimming pool. They were completely renovated and equipped in 2015 and have been in operation as holiday homes ever since. The first house, 140 m², consists of ground floor and first floor. The ground floor includes a comfortable living room, dining room and kitchen. There is one guest toilet with shower and a bedroom with private bathroom. Upstairs are two bedrooms with private bathrooms and one has access to a balcony with a beautiful view. On the first floor in the rooms there are air conditioners and the house has prepared installations and radiators for central heating. The second house, slightly larger than 160 m², is also designed as a two-storey building. The ground floor consists of a living room, kitchen and dining room, a smaller service room, pantry, guest toilet and there is one bedroom with private bathroom. The first floor combines three bedrooms also with private bathrooms and access to a beautiful covered terrace overlooking the sea and surrounding nature. Air conditioners are installed in all three bedrooms upstairs and in the living room there is a functional wood stove. There are also ready-made installations for central heating. The garden is fully fenced and offers perfect peace and privacy. It is arranged and maintained and there is a beautiful pool of 22 m² with a beautifully landscaped pool beach. Beautiful green areas and old fruit trees guarantee the comfort of staying and enough natural shade and additionally protect from the view of potential passers-by. Parking for two cars is provided on the plot. The property has a well-established rental business during the summer season and since the property is in the VAT system, the future owner does not pay real estate transfer tax. The house is an excellent investment in tourism, located in a great location just 2.5 kilometers from the first beach. The beautiful Duga Uvala is 5 kilometers away, and the first shop, restaurant and cafe are within walking distance. ID CODE: 2003-251

Additional contact info

Reference Number: 586721
Agency ref id: 2003-251
Contact phone: +38552210824