Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

ID 1683-1 499.000 €

Istria, Rakalj | House with Garden and Garage

Marčana



Basic information

PRICE	499.000 €
AREA	251 m²
LAND AREA	1124 m²
GARDEN AREA	873 m²
PRICE PER SQUARE	1.988 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Detached house
LOCATION	Marčana
REAL ESTATE ID	1683-1

Two Single-Storey Houses in Rakalj, on the Eastern Coast of Istria - Ideal for Family Living and/or Tourist Rental

For sale are two detached family houses - single-storey properties, situated on a spacious plot of 1,124 m². The first house, with a living area of 178 m², consists of an entrance hall, two spacious bedrooms, a bathroom, and a comfortable living room with a kitchen and dining area. Next to the house there is a 30 m² garage.The house is equipped with pellet central heating and air-conditioning units, providing a pleasant temperature throughout the year. For additional comfort, there is also a wood-burning fireplace that creates a warm and inviting atmosphere.

The second house, with 73 m² of living space, consists of an entrance area, a living room with access to a spacious terrace, a kitchen and dining area, one bedroom, an additional room currently used as a storage room, and a bathroom.

The spacious plot represents a blank canvas waiting for your ideas. It is prepared for the construction of a swimming pool and a pool equipment room, allowing the future owner to create a true oasis of peace and privacy, or an excellent investment opportunity. With plenty of space for privacy, this location provides peace and tranquility.

The property is located in a quiet residential area, just 12 km from Marčana and 30 km from the city of Pula. Situated on elevated ground, it offers beautiful views and is close to unspoiled beaches, which are only a 10-minute drive away. Enjoy the culinary delights of this part of Istria and discover the charms of life in Istria. Lovers of gastronomy can enjoy the offer of local taverns and fish restaurants, where fresh fish and seafood specialties are served. All everyday amenities, such as a supermarket, primary school, pharmacy, pizzeria and florist, are only a few minutes' drive away. The location is further enhanced by numerous local family farms in the surrounding area, where you can find fresh local products such as organic fruit and vegetables, honey, premium olive oil, goat cheese, Istrian prosciutto and the famous Istrian Malvasia wine.

Investment potential: the property offers numerous possibilities - it can be used as a private home or, if desired, one or both properties can be rented out, providing additional income and a faster return on investment. This

Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

property is also suitable for two families who wish to live close to each other while maintaining their privacy, or for two friends looking for a shared property with the possibility of having their own private space.

For more information or to arrange a viewing, please feel free to contact us.

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Close to the school, Quiet area, Furnished, Equipped kitchen, Panoramic view, Access - paved, Disabled access
EQUIPMENT	Shower cabin, Fireplace, Air conditioning
INFRASTRUCTURE	Waterworks, Cesspit, Electricity
PERMITS	Owner's certificate, Occupancy permit
CONSTRUCTION YEAR	2010.
TOTAL FLOORS	One-story
RESIDENTIAL UNITS	2
ROOMS	6
BEDROOMS	4
BATHROOMS	2
ENERGY EFFICIENCY	B.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	5 m
DISTANCE FROM SEA	4.5 km
DISTANCE FROM BEACH	4.5 km
DISTANCE FROM CENTER	1.0 km
DISTANCE FROM CENTER	Maintained, Habitable
HEATING	Pellet central heating, Air condition, Fireplace
SPACES	Dining room, Living room, Garage, Hall, Kitchen, Bathroom, Pantry, Parking, Bedroom, Terrace, Garden
JOINERY	ALU

View listing