

ID 1683-1 499.000 €

# Single-story house, two houses with a garden and garage, near Pula, Eastern coast of Istria

 Marčana



## Basic information

PRICE	499.000 €
AREA	251 m <sup>2</sup>
LAND AREA	1.124 m <sup>2</sup>
GARDEN AREA	873 m <sup>2</sup>
PRICE PER SQUARE	1.988 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Detached house
LOCATION	Marčana
REAL ESTATE ID	1683-1

## Two Single-Story Houses Near Marčana

For sale are two detached family homes, situated on a spacious plot of 1124m<sup>2</sup>. The first house, with 178m<sup>2</sup> of living space, consists of an entrance hallway, two large bedrooms, a bathroom, and a comfortable living room with a kitchen and dining area. Attached to the house is a 30m<sup>2</sup> garage. The house is equipped with pellet central heating, air conditioning units for year-round comfort, and a wood-burning stove for added warmth and coziness.

The second house, with 73m<sup>2</sup> of living space, consists of an entrance area, a living room with access to a large terrace, a kitchen and dining area, one bedroom, an additional room currently used as storage, and a bathroom.

The expansive yard is a blank canvas waiting for your ideas. It is prepared for the construction of a swimming pool and machinery room, giving the future owner the opportunity to create a true oasis of peace and privacy, or an excellent investment opportunity. With plenty of space for privacy, this location ensures tranquility.

The property is located in a peaceful village, just 12 km from Marčana and 30 km from the city of Pula. Positioned on an elevated spot, it offers beautiful views and proximity to pristine beaches, only a 10-minute drive away. Enjoy the local delicacies of the region and Istria, and discover all the charms of life in Istria. A supermarket and the nearest tavern are only a 10-minute walk away.

These houses are a perfect opportunity for two friends, two families, as each can enjoy their own privacy on the expansive plot. For more information or to schedule a viewing, feel free to contact us.

#forSale #realEstate #house #Pula #surroundings #Marcana

## More information

FEATURES	
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	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 min
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

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