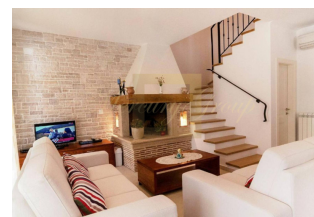
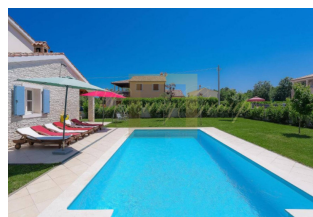
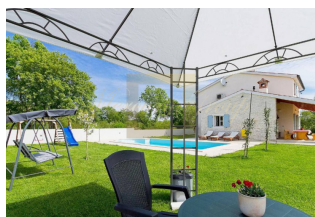


Marčana, stone villa in a private settlement, swimming pool, large garden

Croatia, Istria

Price:	€ 675 000
Object type	House
Market	New building
Year built	2015
Bedrooms	3
Number of rooms	3
Land area	769 m2
Area	160 m2
Category	For sale



A few minutes easy drive from the center of Pula is this beautiful stone Istrian villa built in 2015 in a traditional style. Located in a quiet location in a private settlement. Its total area of 160 m2 extends over two floors, the ground floor and the first floor.

Thus, the entrance hall was located on the ground floor, then a living room with a dining room and a kitchen was located in a larger open space flooded with natural light. The living room is decorated with a beautiful and functional fireplace. From the entire ground floor, there is an unobstructed exit to the garden and an outdoor larger covered terrace, ideal for spending time with family or friends.

Additionally, on the ground floor, there is a guest toilet as well as the first bedroom with its bathroom. An internal staircase leads to the upper floor, where there are two spacious bedrooms, each of which has its walk-in closet and bathroom, and which also has a common exit to a larger covered terrace with a view of the Raška bay and greenery.

This stone villa is equipped with air conditioning in every room, but also gas central heating, as well as underfloor heating in the bathrooms. Solar panels are installed on the roof, which are used for hot water.

The yard of 770 m2 is surrounded by a stone wall and provides enough space for parking 4 cars. Then, in addition to the green area that is taken care of by the automatic irrigation system, there is also a swimming pool of 30 m2 with a Roman staircase. The villa is equipped with a security system of alarms, sensors, and cameras.

It is an ideal opportunity for all those who are looking for a corner of paradise for themselves and their family or as an option for tourism, given that the property is already categorized as its 4 stars.



ID: HR-191-112113
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

For more information, feel free to contact us.



ID: HR-191-112113
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WatsApp)

E-mail: alina@mgroup.lv