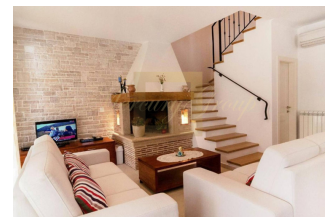
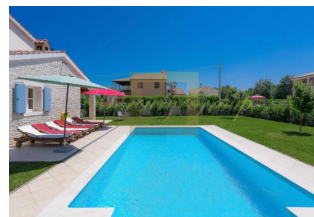
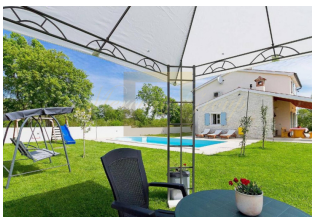




**Marčana, stone villa in a private settlement, swimming pool, large garden**

*Croatia, Istria*

<b>Price:</b>	<b>€ 675 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2015
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	769 m2
<b>Area</b>	160 m2
<b>Category</b>	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.



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