



**Istria, Marčana, holiday house 160 m2 with heated pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 495 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2013
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	400 m2
<b>Area</b>	160 m2
<b>Category</b>	For sale



In a quiet place near the town of Marčana, a holiday villa with a total living area of 160 m2 is for sale. The house is located on a landscaped garden of 400 m2. On the ground floor of the property there is a hallway, a bathroom, a kitchen with a dining room and a large living room with access to a spacious covered terrace and a garden with a heated pool, an internal staircase leads to the first floor, where there are four modernly equipped bedrooms, a bathroom, and a spacious terrace with an open view of nature and greenery.

The property is equipped with underfloor heating in all rooms of the house as well as a heated swimming pool, the building is fully air-conditioned and heated, which makes it suitable for winter use as well. There is also a barbecue, a 30 m2 swimming pool with a sun deck and a garage, as well as additional parking spaces for cars. The property has been rented out for many years, and due to its quiet location and quality equipment, it is ideal as a tourist investment or for a peaceful family life. The house is the last one in the construction zone, and the neighboring plot is not buildable, which ensures maximum peace and quiet.

Emphasis on microlocation, top destination, villas in the district, close to the beach, highly sought-after location, view of the sea and nature.

We are at your disposal for other information.

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