



Filipana, an autochthonous Istrian stone villa

Croatia, Istria

Price:	€ 430 000
Object type	House
Market	New building
Year built	1911
Bedrooms	4
Number of rooms	4
Land area	200 m ²
Area	175 m ²
Category	For sale



Upon entering the stone villa, there is a smaller entrance hall with a separate guest bathroom. The same lobby is further connected to a spacious and warm living room. The main point of the living room is occupied by an original and functional stone fireplace ideal for heating the entire space during the colder months of the year. Separated from the living room, there is a spacious area in which there is a well-equipped, high-quality kitchen with handmade solid wood elements, together with a dining room ideal for family gatherings and entertainment. In the same space under the stairs there is also a storage room.

An internal staircase leads to the first floor, where there are three bedrooms, each of which has its bathroom. Then the staircase leads us further towards the last floor (attic), where there is currently a children's bedroom with two beds. This same space can be repurposed according to the needs of the future owner.

The outdoor area, which is equally decorated in true Istrian style with prominent stone details and native plants, is enough space for entertaining friends and family. The covered summer terrace with a larger grill and dining table, along with an original and functional bread oven, will surely help you in this, at the back of the house. In front of the house, there is a small part of the garden, which is large enough to park 4 cars.

The property is sold fully furnished as shown in the pictures. Each room is equipped with air conditioners for cooling and heating, while the original Istrian stone fireplace in the living room is additionally used for heating. During the renovation, a completely new installation of electricity, water, and drainage was installed, as well as new thermal, hydro, and sound insulation.

Near the property, some numerous restaurants and taverns offer distinctive local food and drinks, as well as numerous walks, and bike paths through beautiful nature and old stone settlements. We must not forget the 36 km of indented coastline that adorns the Municipality of Marčana, starting from the Bay of Raš in the north to the Bay of Budava in the south. This entire area has characteristics characteristic of the elements of "red Istria",



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and the climate is pleasant Mediterranean with plenty of suns.

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