



Code :	14052
Location :	Marčana
Building size :	198 m2
Lot size :	37 m2
Distance from center :	0 m
Distance from sea :	1500 m
Seaview :	No
Number of floors :	3
Number of rooms :	3
Number of bathrooms :	3
Year of construction :	1956
Energy efficiency :	B
Parking :	Yes
Air conditioning system :	Yes

Price : 198.000 €

In Istria, 15 km from Pula, less than 2 km to the beautiful beaches of Duga uvale, but in complete peace, a charming stone Istrian house is for sale, completely renovated. Most of the materials in the house are autochthonous/restored.

It consists of 3 floors connected by stairs, and each part of the 66m2 floor is used to the maximum.

In terms of floor plan, the ground floor has a living room, kitchen, pantry, bathroom and hallway.

On the first floor, there are 2 bedrooms separated by a corridor, one of which is equipped with a bathroom and a mini kitchen.

On the top floor there is a larger living room with a fireplace (fully functional), a kitchen, a bathroom, a storage room, and a separate room with an additional storage room.

Considering the construction of the house and the thickness of the walls, the house has a sustainable temperature both in winter and summer. An electric fireplace or wood stove is used for heating, and for cooling portable air conditioner (as needed).

There is a yard in front of the house, of which 1/3 of the yard belongs to the house (with the title deed) for parking. Most of the owners o...