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Code :	20574
Location :	Marčana
Building size :	178 m2
Lot size :	394 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	1
Number of rooms :	3
Number of bathrooms :	2
Year of construction :	2011
Energy efficiency :	A
Garage :	Yes
Parking :	Yes

Price : 225.000 €

HOUSE FOR SALE - ROH BAU, ISTAR, MARČANA - village, a place of beautiful nature and peace, 15 minutes away by car from the sea and the beautiful Rakalj beach.

On the ground floor there is a large living room with kitchen and dining room, one bathroom, pantry and toilet, and two covered terraces. The living room leads to a covered terrace from which access to the pool is possible. Internal stairs lead to the 1st floor, where there are 3 bedrooms and 2 bathrooms, one of which has its own bathroom. Rooms have balconies. The house is located in a quiet street where there are 3 similar buildings that have been engaged in tourist rental for years.

Building plot area: 394 m2

The surface of the house with a total living area of 178 m2 distributed over two floors. The building has a split floor plan with total dimensions: 12.75x10x20 m.

2 above-ground garages 6.4x6 m and height 2.4 m, 2 parking spaces

Swimming pool (concrete pool bed) 4x7.5x1.3 m.

Ownership: 1/1.

ROH BAU construction phase (earthworks, foundation walls/slabs, load-bearing and partition walls, roofing and sheet metal, electricity, water, pool bed) built i...