



Code :	27728
Location :	Marčana
Building size :	380 m ²
Lot size :	987 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	0
Number of rooms :	0
Number of bathrooms :	0
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 330.000 €

The offer features an interesting property located in a peaceful setting, surrounded by greenery and nature, ideal for those looking to create an authentic Istrian estate or develop a tourism project.

The land spans 987 m² and includes six stone structures with a total potential living area of around 380 m². The houses are in a state of ruin and represent an excellent foundation for complete reconstruction and conversion into multiple residential units, holiday homes, or a unique complex in traditional Istrian style. Some work has already begun - two houses have new roofs, a new septic tank is in preparation, and requests for water and electricity connections have been submitted. There is also the possibility, in agreement with the buyer, to organize a complete renovation of the properties.

On the plot, there is also a smaller house of 55 m², currently habitable, equipped with solar panels and a water tank (the property is currently not legalized). The location provides a sense of privacy and tranquility while allowing good connectivity to the coast, cities, and all necessary amenities.

Thanks to its stru...