



Code :	29602
Location :	Marčana
Building size :	152 m ²
Lot size :	1290 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	3
Number of rooms :	4
Number of bathrooms :	3
Year of construction :	n/a
Energy efficiency :	A
Parking :	Yes

Price : 288.500 €

In the peaceful Istrian village of Kavran, near Duga Uvala, a quality-built detached house with a living area of 152 m² is for sale, set on a spacious plot of 1,290 m². The house spans three levels, each with a separate entrance, providing the possibility for use by a larger family, tourist rental, or multiple residential units. The property is categorized with 3 stars and is sold fully furnished, ready for immediate occupancy or continuation of tourist operations.

The house features 7 rooms, and additional value is provided by a new thermal facade, PVC joinery with 8-chamber profiles, aluminum shutters and insect screens, air conditioning units, and a newly installed solar power system. The yard is landscaped and fenced, with two entrances to the courtyard, and approximately 15 fruit trees are planted, including 10 olive trees, creating a true Mediterranean atmosphere.

The property is located in an excellent position, just a 5-minute drive from the sea, while the beach can also be reached by a pleasant 20-minute walk through the forest. The tranquil environment, proximity to the sea, large yard, energy effic...