



Code :	30099
Location :	Marčana
Building size :	155 m ²
Lot size :	530 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	2
Year of construction :	n/a
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 495.000 €

In the peaceful Istrian village of Hreljići, just a 20-minute drive from Pula and a few minutes from the sea, this charming and fully equipped villa is located, successfully blending traditional Istrian character with modern comfort and privacy. The property spans 155 m² of indoor space, while the landscaped and fully fenced yard of 530 m² provides ideal conditions for relaxation and outdoor living.

The villa is arranged over two floors. On the ground floor, there is a spacious living room with a corner sofa and a fireplace, an open and fully equipped kitchen connected to the dining area, and a modern bathroom with a shower. Upstairs, there are three comfortable bedrooms, one of which has access to a terrace overlooking the surrounding nature, while another is additionally equipped with a workspace, perfect for working from home. There is also a second bathroom with a bathtub on this floor.

The fully fenced yard offers a high degree of privacy and includes a private pool with a sunbathing area, a covered terrace with outdoor dining space and a barbecue, as well as a play area for the youngest guests. A speci...