



Code :	27515
Location :	Marčana
Building size :	200 m2
Lot size :	900 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	3
Year of construction :	1930
Energy efficiency :	Not specified
Parking :	Yes

Price : 299.000 €

For sale is an authentic Istrian stone house located in the peaceful village of Filipana, part of the Municipality of Marčana. The property represents an excellent opportunity for family living, tourist rental, or an investment project in the heart of Istria.

The house has a net usable area of 200 m² and is spread over two floors, situated on a fenced plot of 900 m².

Current condition of the property:

Renovated part - approximately 90 m²

Renovated in the original stone style, ready for occupancy with minor investments.

Ground floor: brick kitchen, dining room, living room, fireplace, WC, and outdoor terrace

First floor: two bedrooms with a WC and access to the terrace

Remaining part - approximately 100 m²

Requires complete renovation, with the possibility of merging into one functional unit according to the existing project.

Project possibility:

According to the conceptual design, it is planned to combine the property into one spacious house that would include:

Ground floor: kitchen, dining room, living room, pantry, and WC

First floor: three or four comfortable bedrooms, each with its own bathroom

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