



<b>Code :</b>	29062
<b>Location :</b>	Marčana
<b>Building size :</b>	100 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	0
<b>Year of construction :</b>	1919
<b>Energy efficiency :</b>	Not specified

**Price :** 100.000 €

**PRODOL, MARČANA - Authentic Istrian Stone House with Garden for Complete Renovation**

In the peaceful Istrian village of Prodol, located in the municipality of Marčana, an old stone house in a row is for sale, offering great potential for adaptation and decoration according to personal preferences. Set in the authentic ambiance of a traditional Istrian settlement, this property provides an excellent opportunity to create a holiday home, family residence, or an investment for tourist rental.

The house was built in 1919 and spans approximately 100 m<sup>2</sup> of living space distributed over two floors. It consists of four rooms, and due to the need for complete renovation, it allows the future owner the flexibility to adjust the layout and design according to their own needs and style.

Adjacent to the house is a garden area of about 300 m<sup>2</sup>, providing ample space for landscaping a garden, terrace, socializing area, or other amenities that will enhance the stay in this property.

The location is ideal for lovers of peace, nature, and the authentic Istrian way of life, while the sea, beautiful beaches, and all necessar...